



5010 48A Street Leduc AB

\$1,200,000

Great opportunity to add or start your investment portfolio. This building is being leased to the current long-term "SILVER" tenant, and there is approximately 8 years left on their current Triple Net lease. The building is located in downtown Leduc with great exposure and it sits on an oversized lot. There was a major renovation done in 1998 when the tenant first moved in, and the building has been upgraded and maintained regularly. This would be considered a "Class A" investment property, if you're a smart investor, then you should take a serious look at this opportunity! "Selling land and building only"

Listing Presented By:



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