



# 5004 48 Avenue Leduc AB

\$349,900

READY FOR DEVELOPMENT! VACANT LOT FOR SALE!! Welcome to an exceptional opportunity in Leduc's vibrant Central Business District! This vacant lot, ideally situated in the heart of Leduc. LOT IS CLEARED, making it a prime canvas for ambitious developers. Location: Centrally located within Leduc's bustling business hub, this lot offers unparalleled convenience and exposure. Zoning: Non-residential commercial zoning opens up a multitude of development possibilities. Accessibility: Enjoy easy access from all angles, ensuring seamless logistics for customers, clients, and suppliers. Benefit from swift connectivity to Highway 2, a major artery connecting Leduc to Edmonton and beyond. This strategic location enhances the property's accessibility and visibility. Ideal uses: residential and commercial mixed use. 50'x100' lot. HUGE potential for DEVELOPMENT of a 5 storey apartment building with main floor commercial use. NOTE: THIS PROPERTY CAN BE SOLD IN CONJUNCTION WITH 5002-48 AVENUE or SEPARATE.

Listing Presented By:



Originally Listed by:  
The Foundry Real Estate Company Ltd

marc@thefoundryrealestateco.com



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com