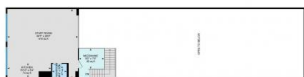




108-6051 47 St Leduc, AB



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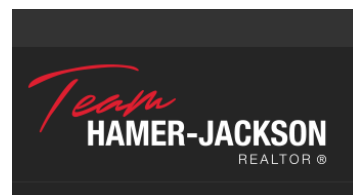
High-Visibility Commercial Property with Prime Exposure located in Jubilee Business Center. This steel frame building features a reception area, two offices, and a mezzanine level with a convenient kitchenette, making it ideal for a range of professional and commercial endeavors. Total of 3824 square feet: 2882 square foot main floor with shared office area and warehouse bay. 942 square feet of finished mezzanine space. 10 Ton Crane Ready. LED lighting. 16' (w) X 18' (H) OH door, 26' high ceilings, 3 phase 600V power, radiant heat, floor drain, City water & sewer, natural gas, phone, internet, sprinkler system throughout, security system rough-in. 2 assigned, energized parking stalls with plenty of additional customer parking. Located in Leduc, this property benefits from proximity to major transportation routes and amenities, facilitating ease of access and connectivity. An ideal investment opportunity for businesses looking to establish or expand their presence in a vibrant and growing community. (id:6769)

Arminy D. Sveinsson

RE/MAX Elite

Phone: (780) 686-3969

<http://www.arminysveinsson.com/>



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada