

# \$0 - 108 6051a 47 Street, Leduc

MLS® #E4461452

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

West Commercial (Leduc), Leduc, AB

High Visibility Property with Prime Exposure. Steel Framed building features a reception area, 2 offices, mezzanine level with kitchenette, 2 washrooms- one on main floor and one on mezzanine level, WAREHOUSE bay with 16' (w) x 18' (H) OVERHEAD door, 26" high ceilings, 3 phase 600V power, radiant heating, floor drain, LED Lighting, 10 Ton Crane ready, city water and sewer, sprinkler system throughout, security system roughed in, Air conditioning in front office and mezzanine. 2 assigned energized parking stalls with additional customer parking in front. Total of 3824 SF, with 2882 SF main and 942 SF mezzanine. Located in Leduc, making it a perfect opportunity for a range of professional and commerical endeavors.

Built in 2008

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4461452 |
| Lease Rate | \$16     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2008     |
| Type       | Office   |
| Status     | Active   |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 108 6051a 47 Street     |
| Area        | Leduc                   |
| Subdivision | West Commercial (Leduc) |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 7A5                 |

### **Exterior**

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 81           |

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Listing information last updated on October 25th, 2025 at 10:17am MDT