



**STARBUCKS LEASED UNTIL 2033**

**INVESTMENT SALE**

# **LEDUC CROSSROADS**

**EXCELLENT EXPOSURE  
QUALITY CONSTRUCTION**

**6056 47 Street,  
Leduc, AB**

**Adam Martinson**

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# PROPERTY HIGHLIGHTS



Cushman & Wakefield Edmonton is pleased to present an opportunity to purchase a free-standing multi-tenant investment building in Leduc, Alberta. This busy centre is located on the prominent crossroads of the 50th Street and 47th Street. The property is tenanted by Starbucks (with drive-thru) and King Liquor. The opportunity to purchase this asset provides great tenants, desirable location, steel construction and is professionally managed.

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## Property Details

<b>Municipal Address:</b>	6056 - 47 Street, Leduc, Alberta
<b>Legal Description:</b>	Plan: 7722434 Block: N Lot: 5
<b>Zoning:</b>	GC (General Commercial)
<b>Building Size:</b>	5,106 Square Feet
<b>Built:</b>	2012
<b>Parking Area:</b>	23 Stalls
<b>Description:</b>	Commercial Retail
<b>Lot Area:</b>	0.64 Acres
<b>Tenants:</b>	Starbuck (Expiry: September 11, 2033) King Liquor (Expiry: July 31, 2029)
<b>Occupancy:</b>	100%

## Income Details

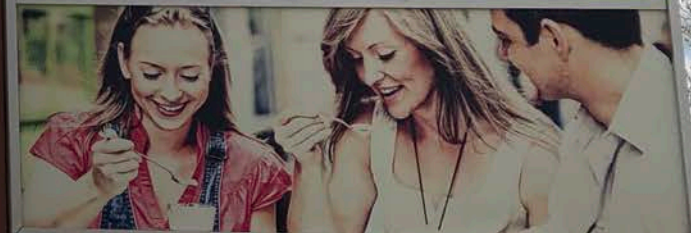
<b>Price:</b>	\$3,750,000
<b>Net Income:</b>	\$209,792

LEDUC  
CROSSROADS



DRIVE  
THRU

KING  
LIQUOR



# AERIAL



50 STREET

47 STREET





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WAKEFIELD**  
Edmonton

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