

**FOR SALE**

**5010 50 AVENUE  
LEDUC, AB**

**PRICE REDUCED**

**5001 50 STREET  
BEAUMONT, AB**

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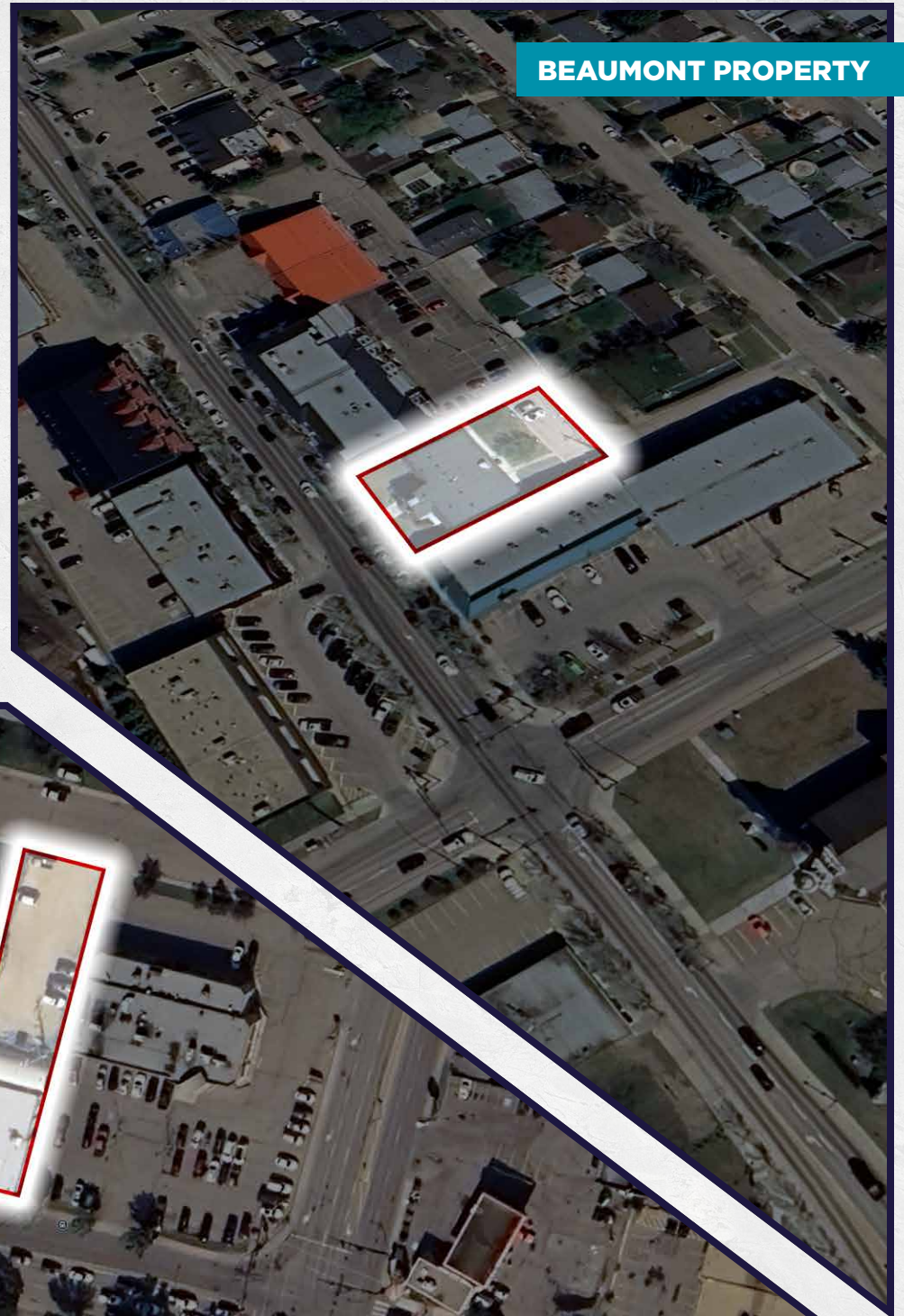
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# PROPERTY HIGHLIGHTS

- Two property package, Leduc and Beaumont
- Vendor's preference is to sell the properties together as a package, but will sell them separately
- Fully leased and stable income
- Westland Insurance is the anchor tenant in both properties
- Significant interior renovations completed to the Leduc property in 2024
- Excellent parking
- Just over \$122,000 combined net income
- Contact listing associates to obtain more information and rent roll

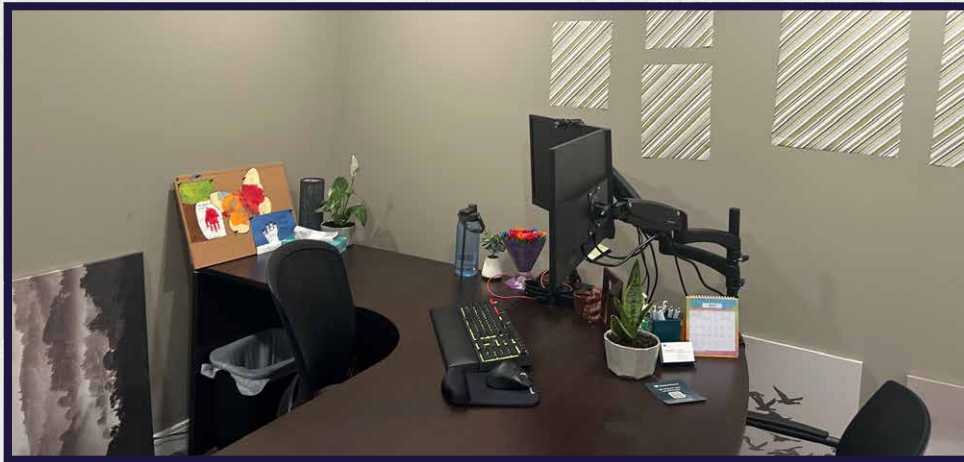
**LIST PRICE: \$2,050,000**

**BEAUMONT PROPERTY**



**LEDUC PROPERTY**





## BEAUMONT PROPERTY DETAILS

### MUNICIPAL ADDRESS

5001 - 50 STREET BEAUMONT, AB

### LEGAL DESCRIPTION

PLAN 8445ET, BLOCK 1, LOT 5

### ZONING

MAIN STREET DISTRICT

### PROPERTY TYPE

RETAIL

### LOT SIZE

± 12,000 SF

### BUILDING AREA

± 3,186 SF

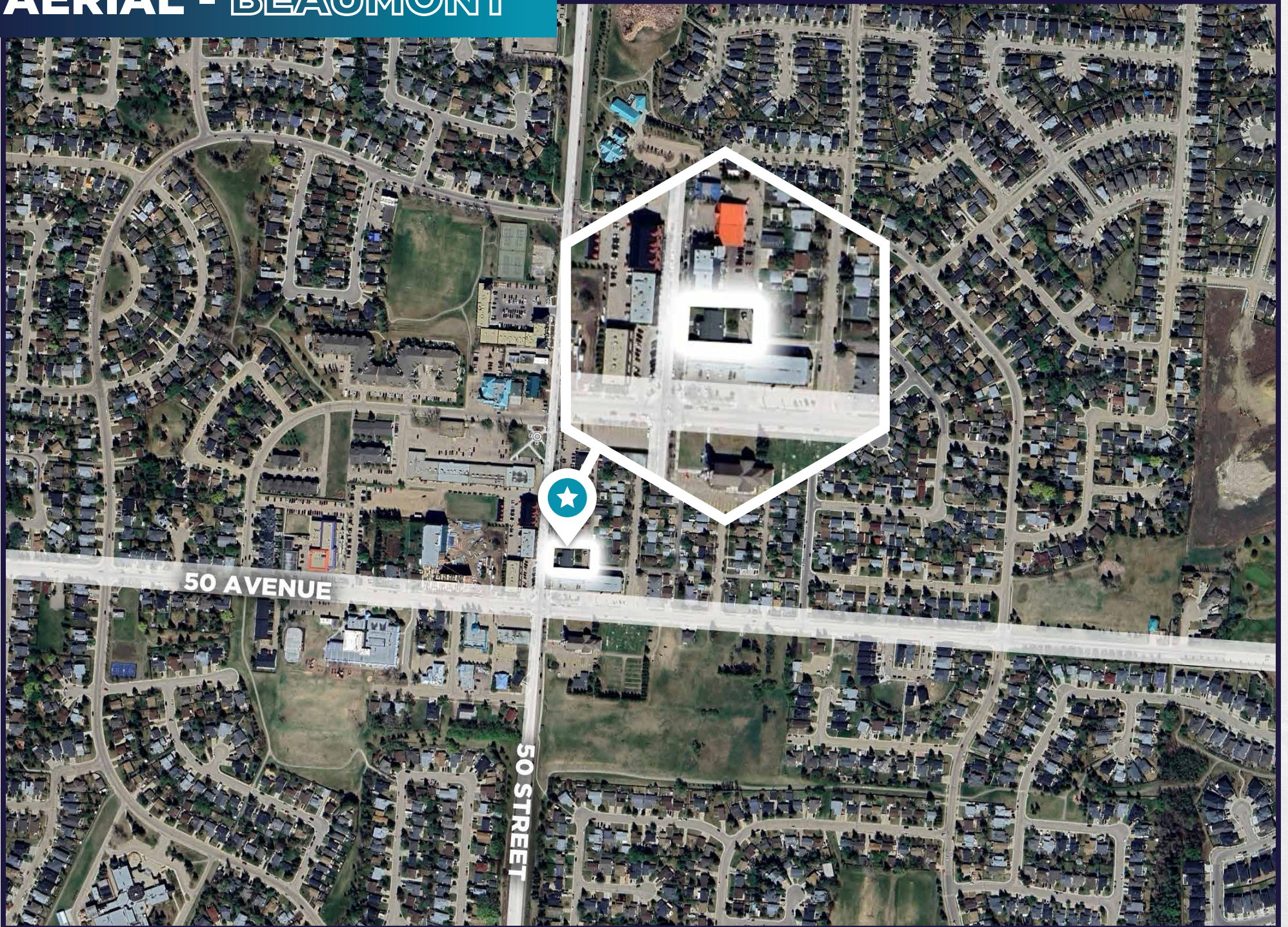
### PROPERTY TAXES

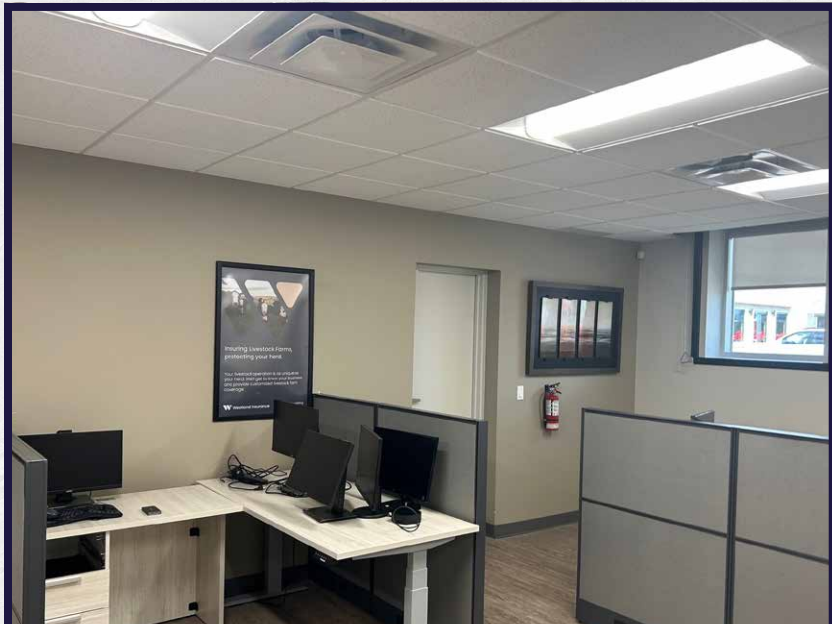
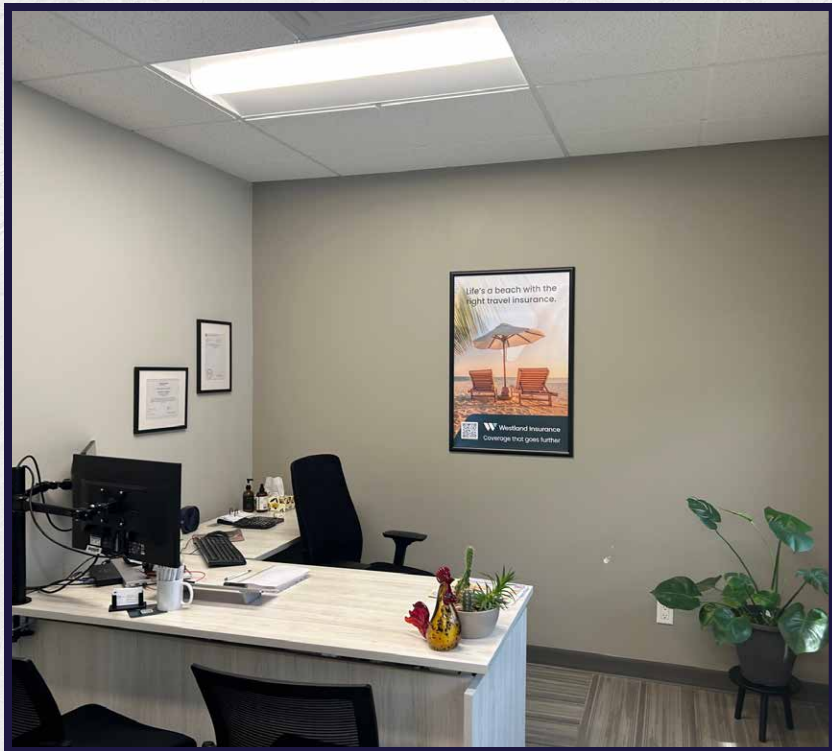
\$13,244.03 (2025)



**BEAUMONT PROPERTY PRICE: \$1,150,000**

# AERIAL - BEAUMONT





**LEDUC PROPERTY PRICE: \$975,000**

## LEDUC PROPERTY DETAILS

### MUNICIPAL ADDRESS

5010 - 50 AVENUE LEDUC, AB

### LEGAL DESCRIPTION

LOT: 5; BLOCK: 23, PLAN: 5500R (BUILDING AND PARKING LOT) LOT A; BLOCK 17; PLAN 5800R (PARKING LOT)

### ZONING

CENTRAL BUSINESS DISTRICT

### PROPERTY TYPE

RETAIL

### BUILDING LOT SIZE

± 11,500 SF

### PARKING LOT SIZE

± 6,875 SF

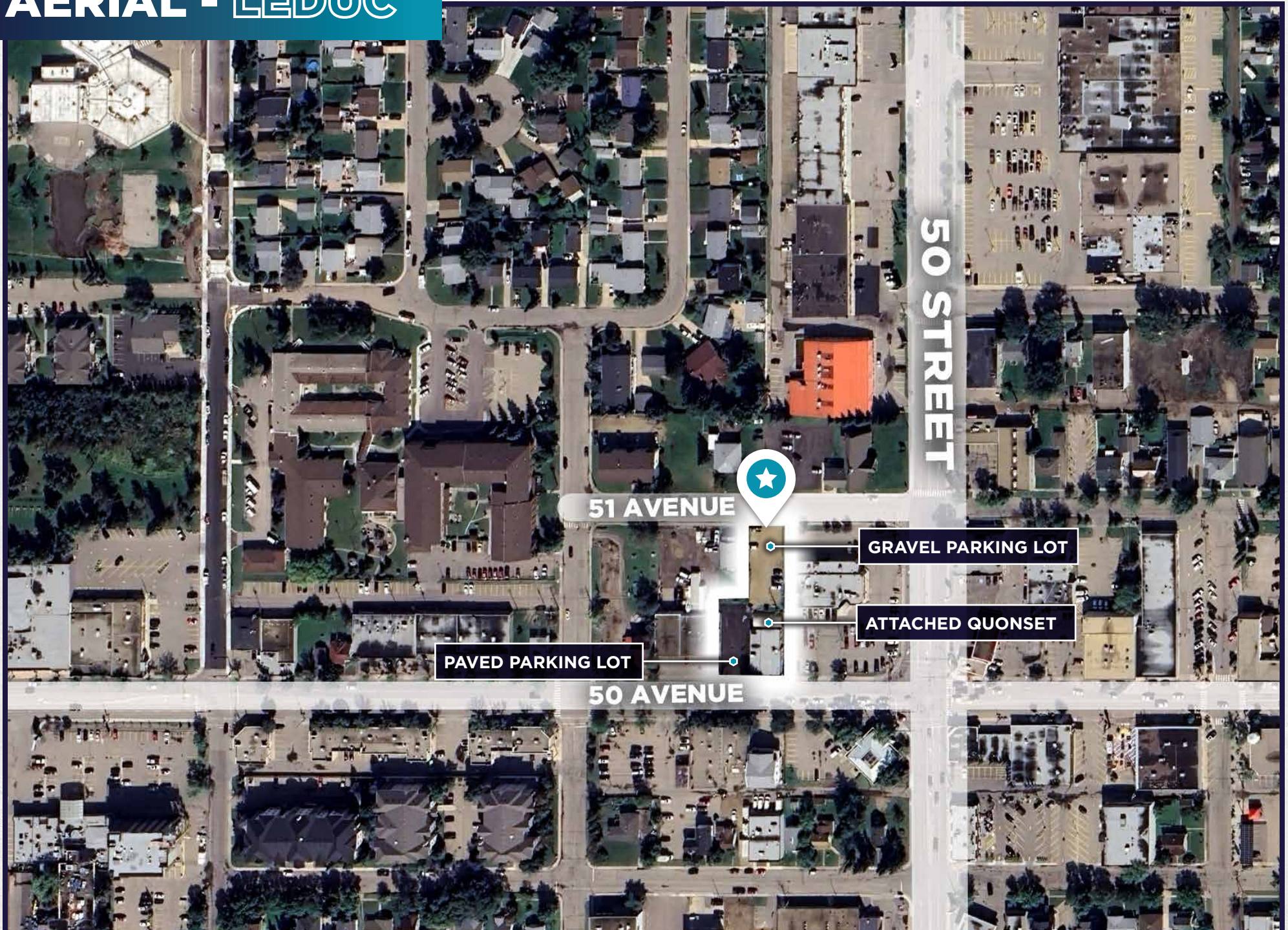
### BUILDING AREA

± 3,587 SF

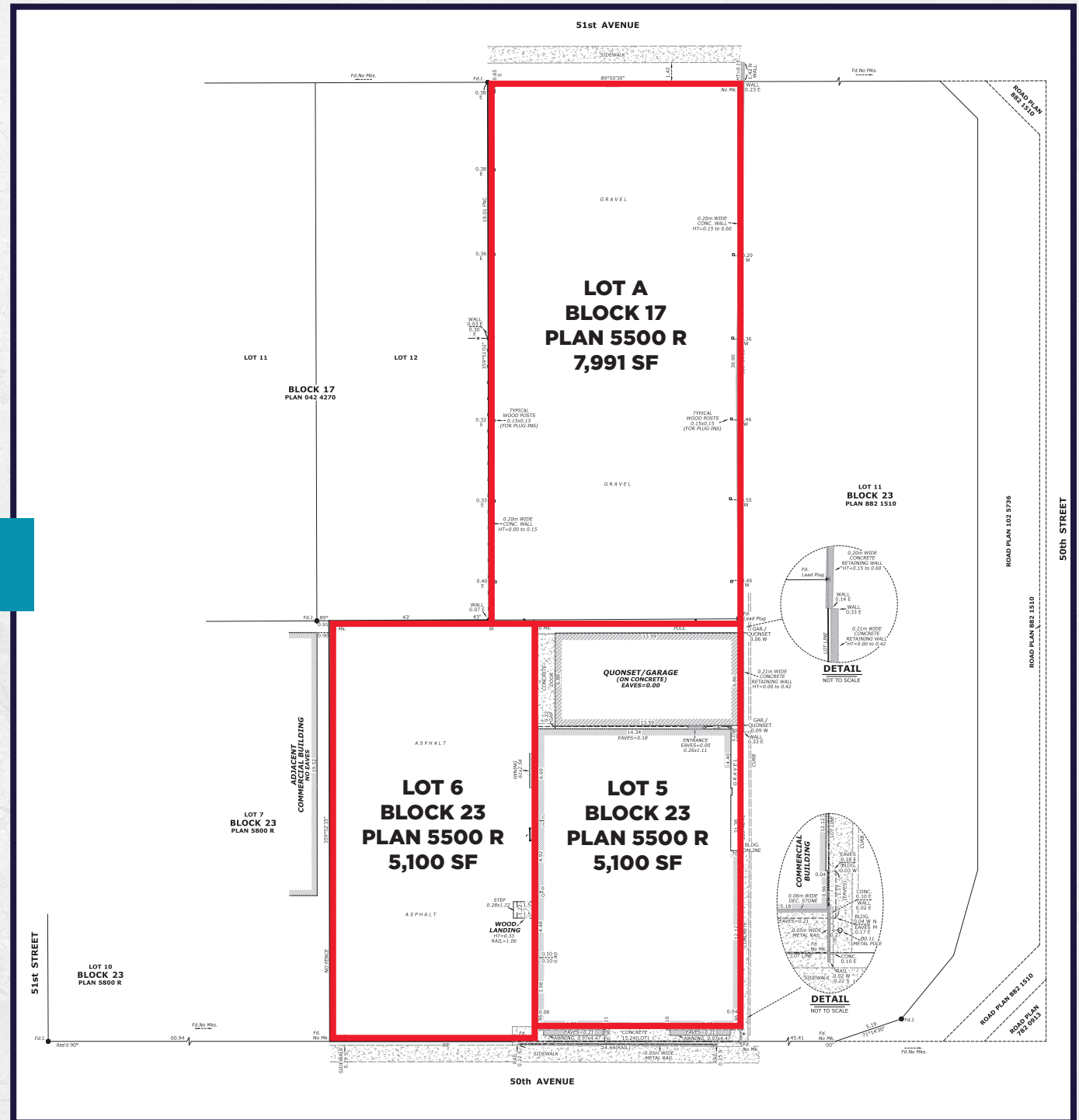
### PROPERTY TAXES

\$10,025.51 (2025)

# AERIAL - LEDUC



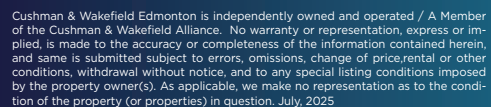
# LOTS FOR SALE





## FLOOR PLAN

### 5010 50 AVENUE, LEDUC, AB



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