

FOR SUBLEASE

50 STREET LEDUC PLAZA

NAI Commercial



109, 4809 - 43A AVENUE | LEDUC, AB | BOUTIQUE RETAIL

PROPERTY HIGHLIGHTS

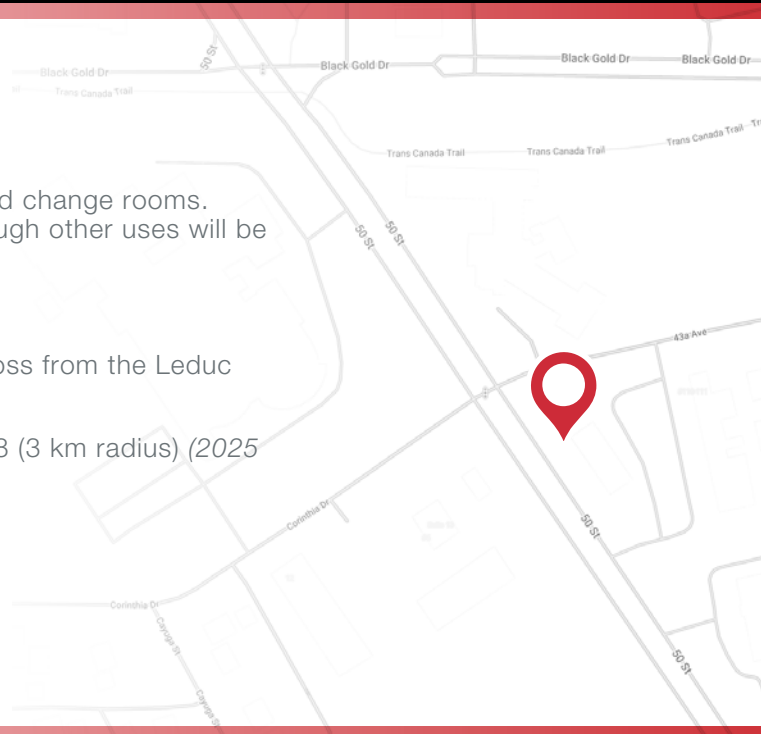
- Fully developed main floor retail space
- Comprised as open showroom, storage areas, staff room and change rooms. This space lends itself well to another boutique retailer although other uses will be considered.
- Strategically located on 50th Street
- Located adjacent to the Leduc Community Hospital and across from the Leduc Composite High School
- Affluent Community: Average Household Income of \$116,388 (3 km radius) (2025 Costar Demographics)
- Multiple rows of common parking

CHAD SNOW

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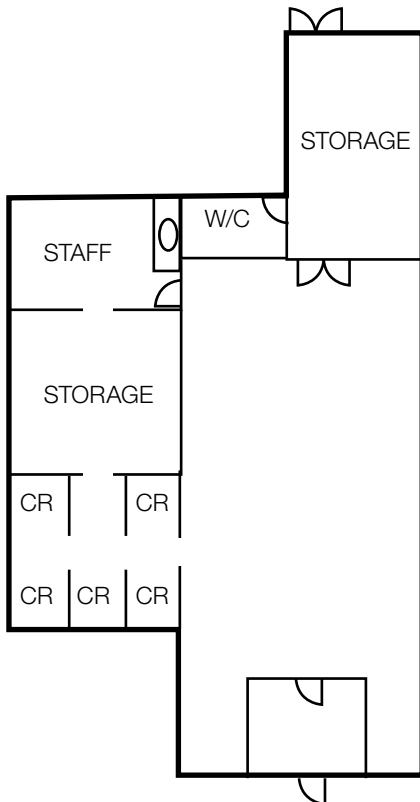
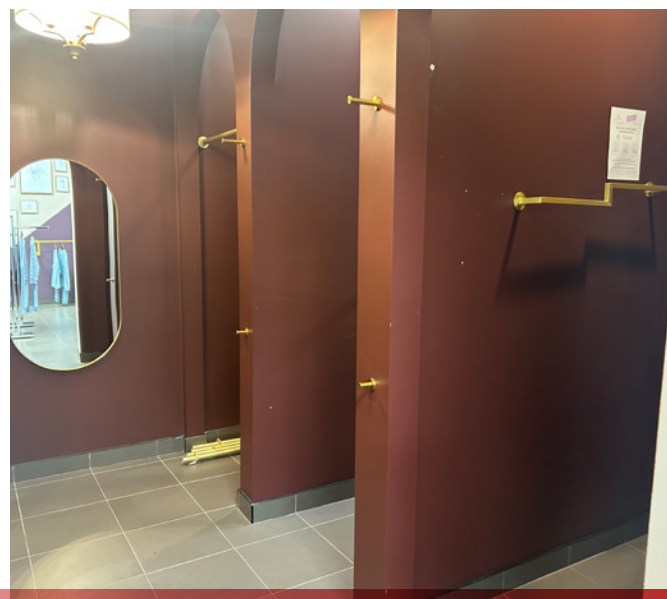
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,532 sq.ft.±
LEGAL DESCRIPTION	Plan 6348MC, Lot 3
AVAILABLE	Immediately
ZONING	Direct Control zoning
SUBLEASE TERM	Until April 30, 2028
SUBLEASE RATE	\$28.00/sq.ft./annum net
OPERATING COSTS	\$13.00/sq.ft./annum (2025 estimate) Includes property tax, building insurance, common area utilities & maintenance and management fees
SEPARATELY METERED	Gas, power and water



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT