

FOR SALE



PRICE REDUCED

5001 50 STREET BEAUMONT, AB

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5010 50 AVENUE LEDUC, AB



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 **CUSHMAN &
WAKEFIELD**
Edmonton

PROPERTY HIGHLIGHTS

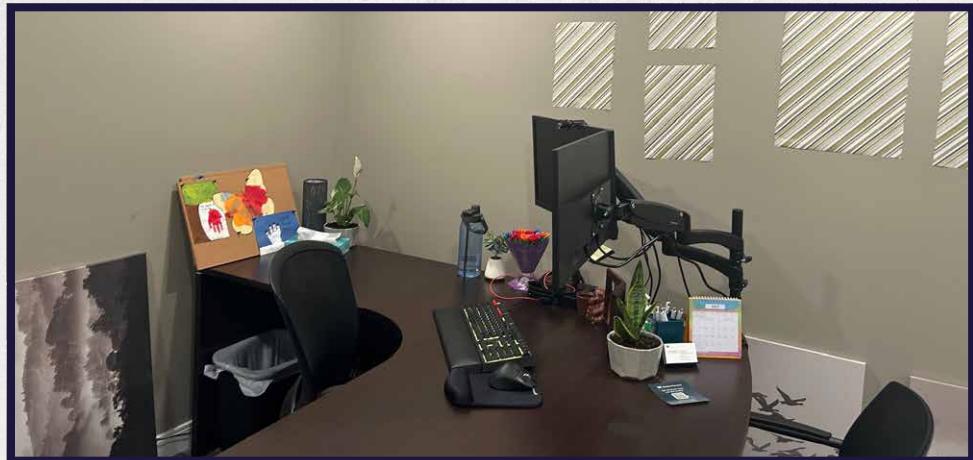
- Two property package, Leduc and Beaumont
- Vendor's preference is to sell the properties together as a package, but will sell them separately
- Fully leased and stable income
- Westland Insurance is the anchor tenant in both properties
- Significant interior renovations completed to the Leduc property 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



LEDUC PROPERTY

BEAUMONT PROPERTY



BEAUMONT PROPERTY DETAILS



BEAUMONT PROPERTY PRICE: \$1,150,000

MUNICIPAL ADDRESS

5001 50 STREET

LEGAL DESCRIPTION

5 AND 6; BLOCK: 1; PLAN: 8455ET

LOT SIZE

±12,000 SF

BUILDING AREA

±3,186 SF

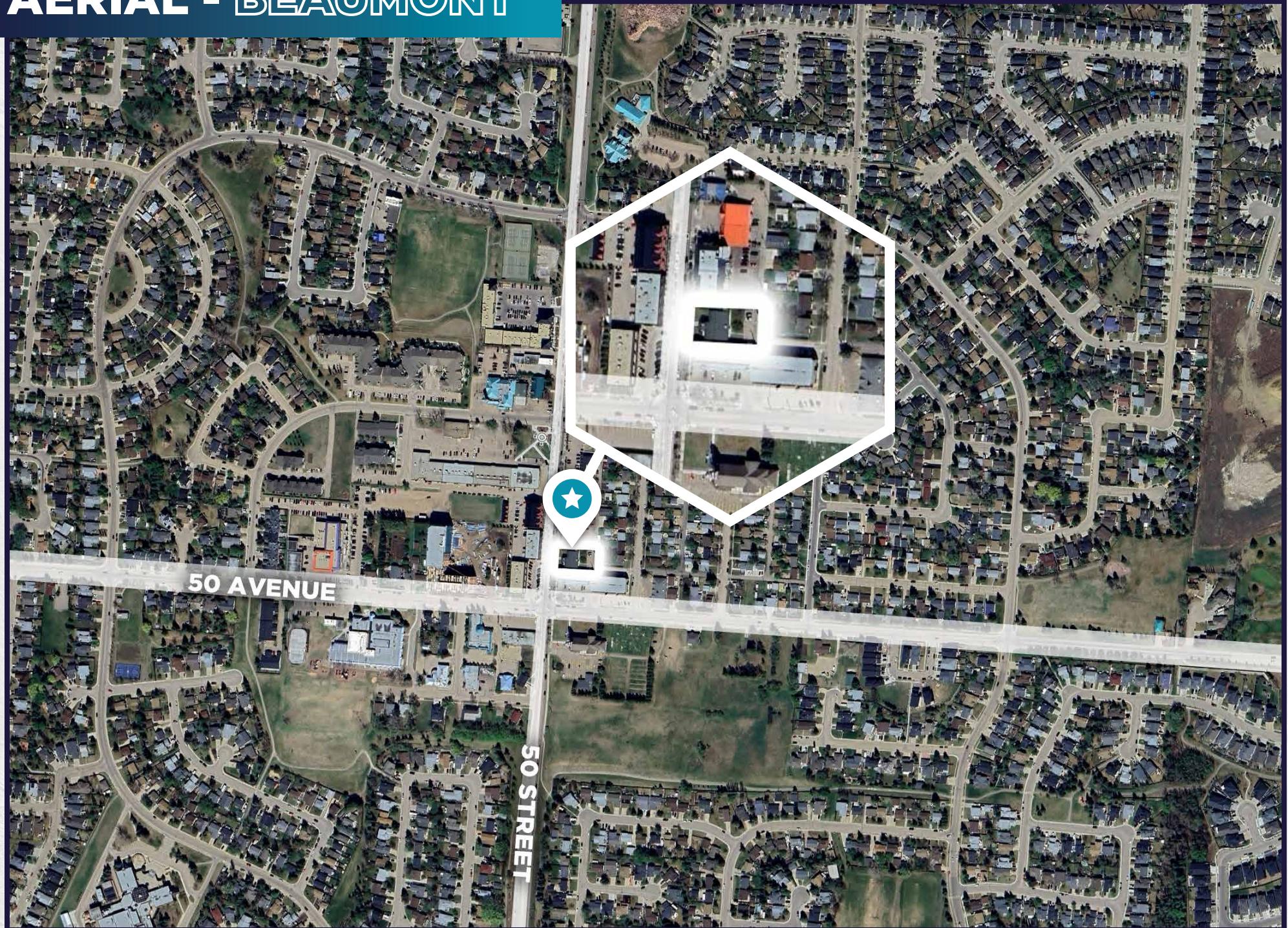
ZONING

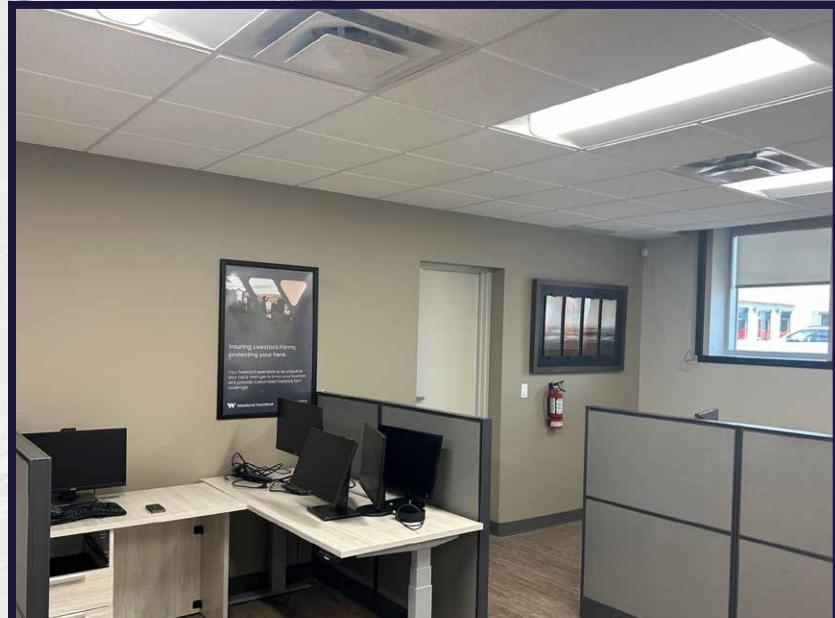
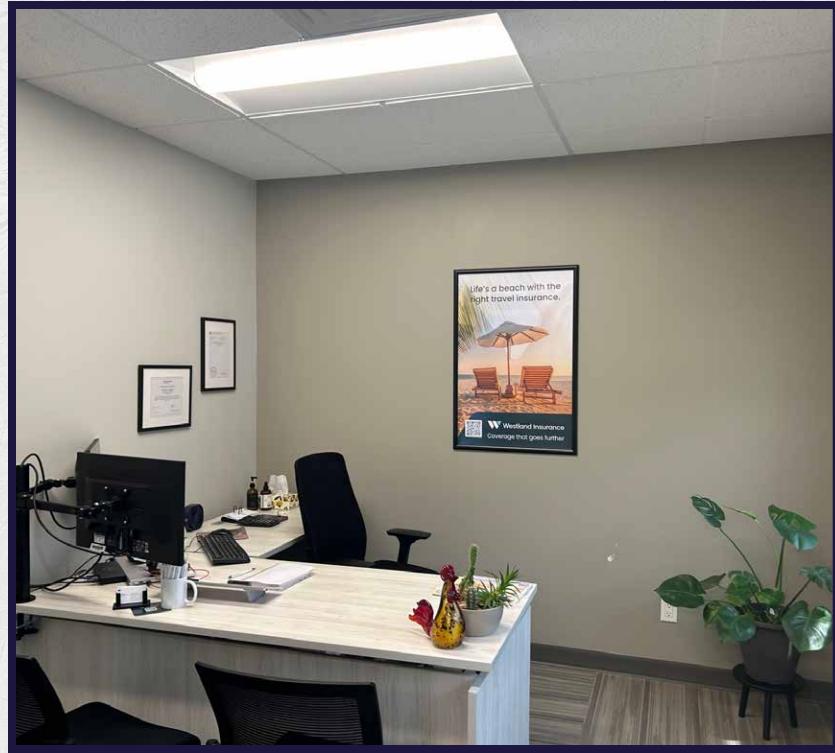
MAIN STREET DISTRICT

PROPERTY TAXES

\$13,244.03 (2025)

AERIAL - BEAUMONT



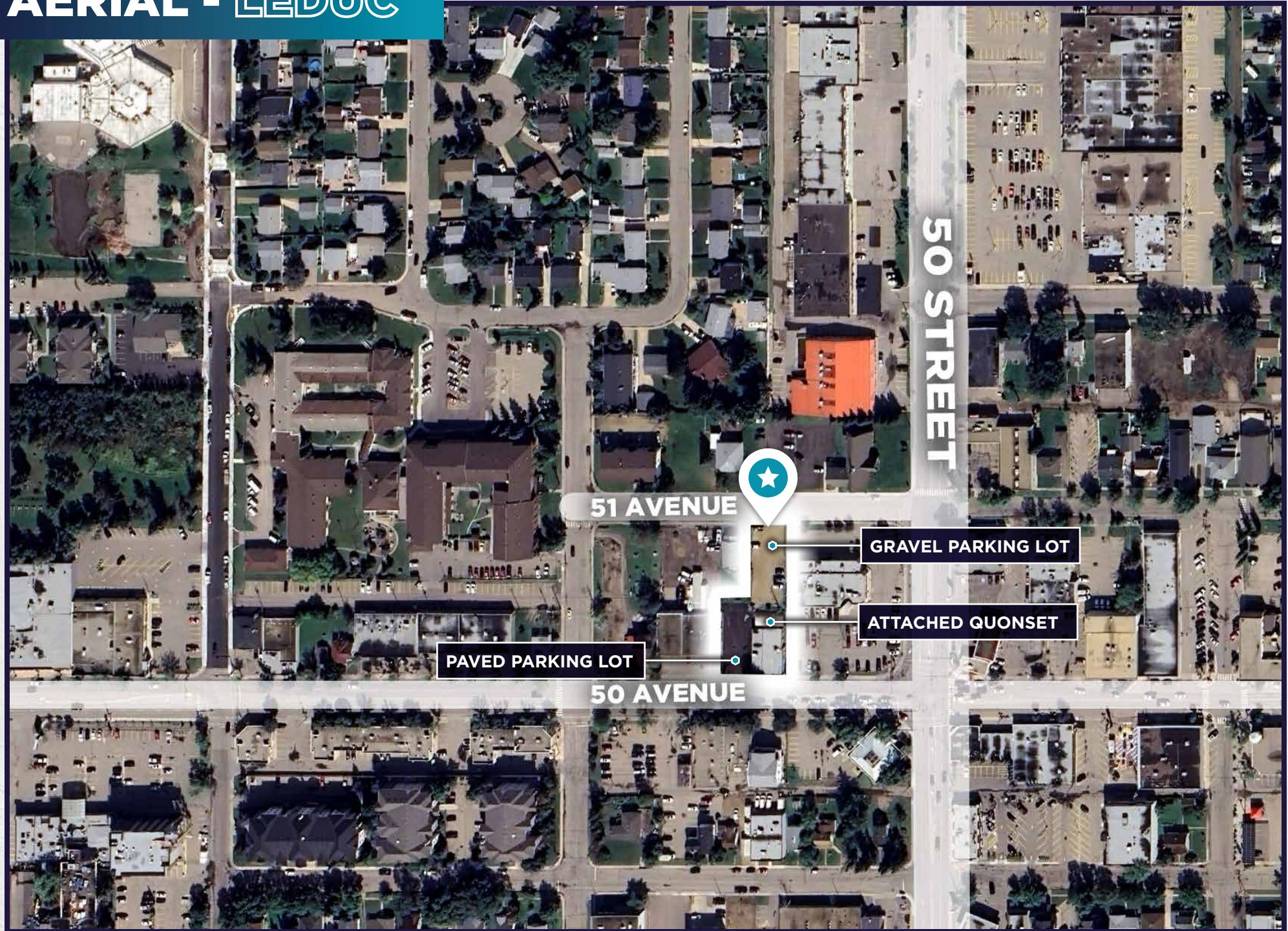


LEDUC PROPERTY PRICE: \$975,000

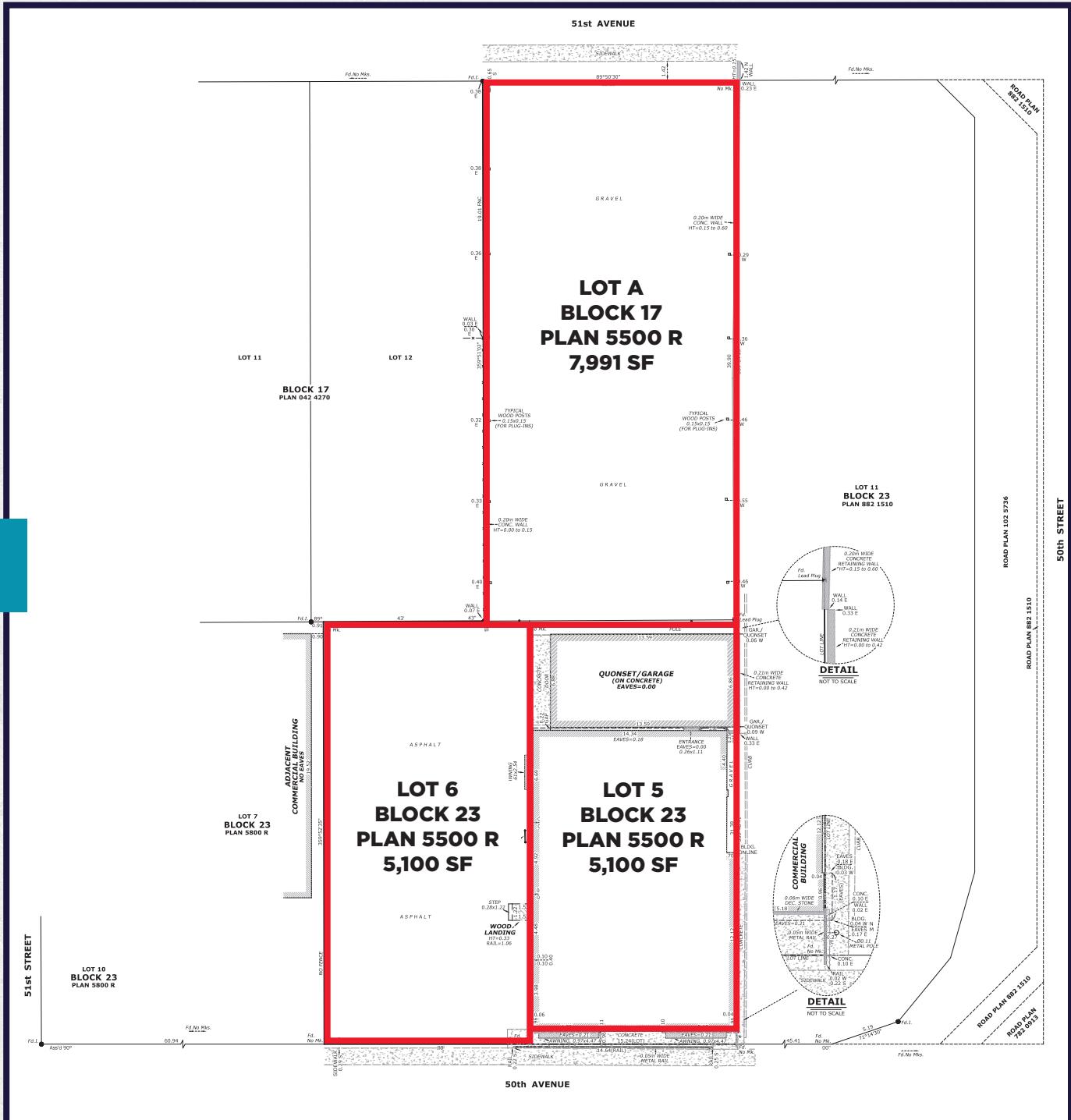
LEDUC PROPERTY DETAILS

MUNICIPAL ADDRESS	5010 50 AVENUE
LEGAL DESCRIPTION	LOT: 5; BLOCK: 23, PLAN: 5500R (BUILDING AND PARKING LOT) LOT A; BLOCK 17; PLAN 5800R (PARKING LOT)
BUILDING LOT SIZE	±10,200 SF
PARKING LOT SIZE	±7,991 SF
BUILDING AREA	±3,587 SF
ZONING	CENTRAL BUSINESS DISTRICT
PROPERTY TAXES	\$10,025.51 (2025)

AERIAL - LEDUC



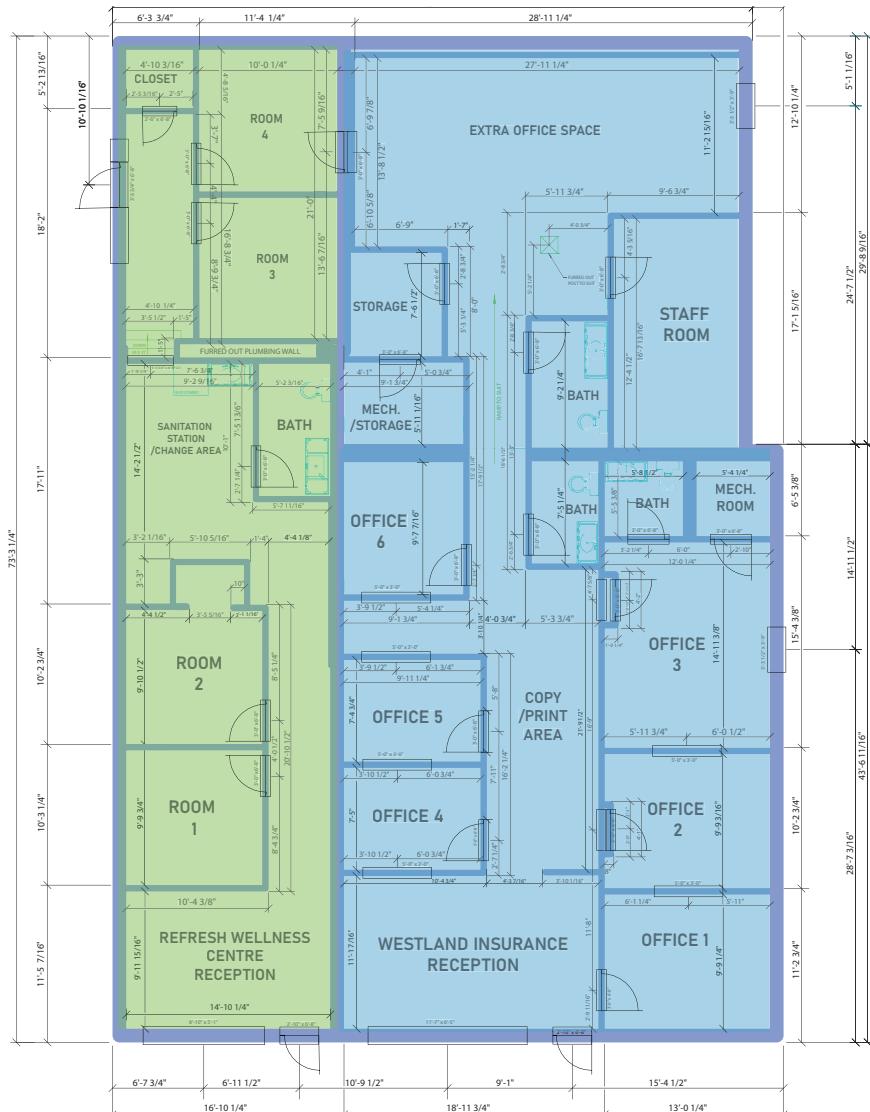
LOTS FOR SALE



KEEP IN TOUCH

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**FLOOR PLAN
5010 50 AVENUE, LEDUC, AB**



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