

FOR SALE

**5010 50 AVENUE
LEDUC, AB**



PRICE REDUCED

**5001 50 STREET
BEAUMONT, AB**



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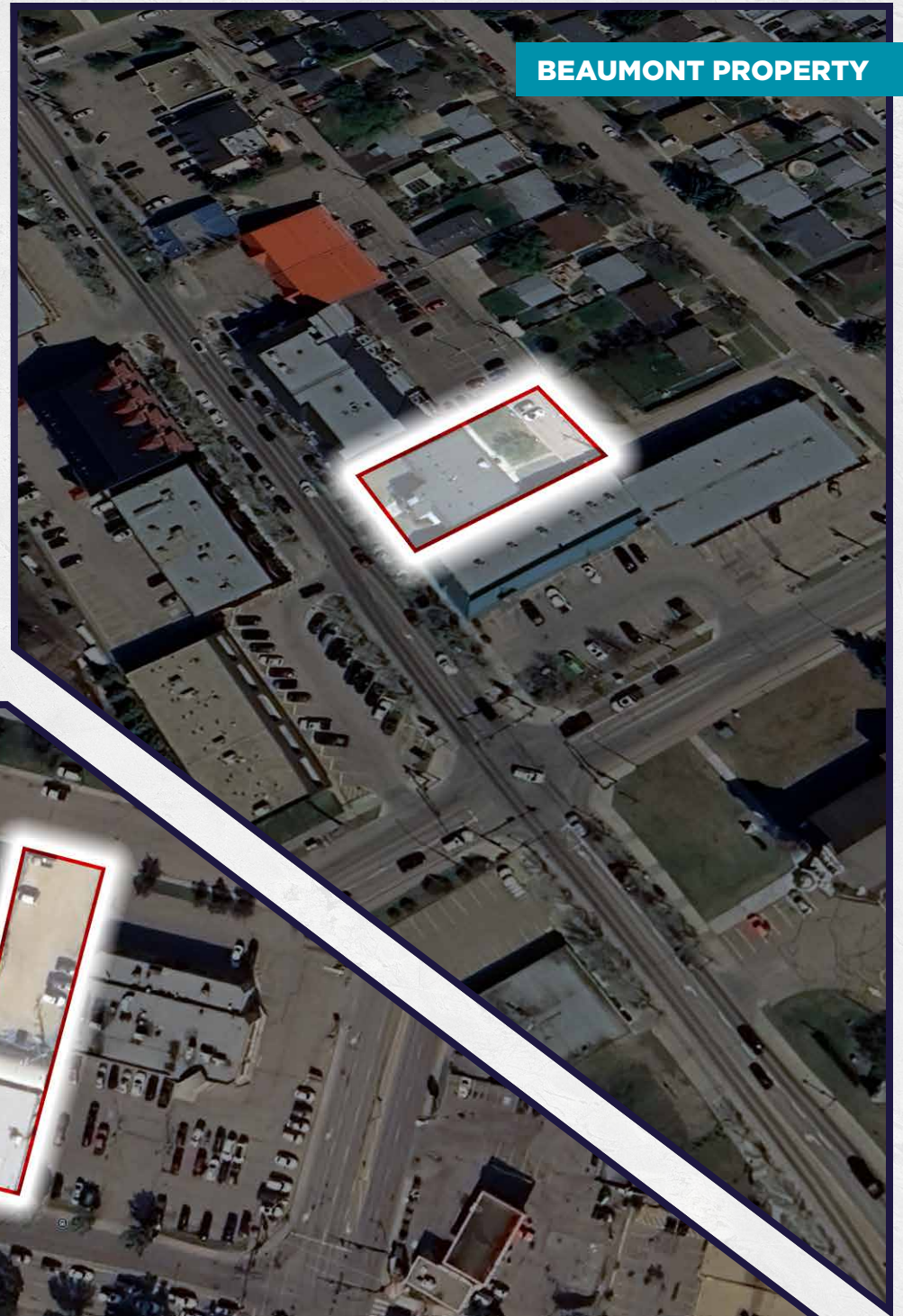
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PROPERTY HIGHLIGHTS

- 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

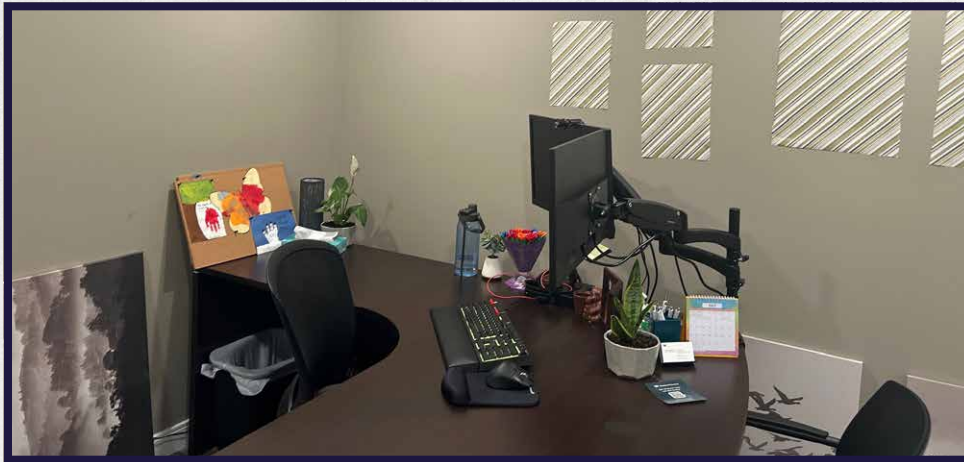
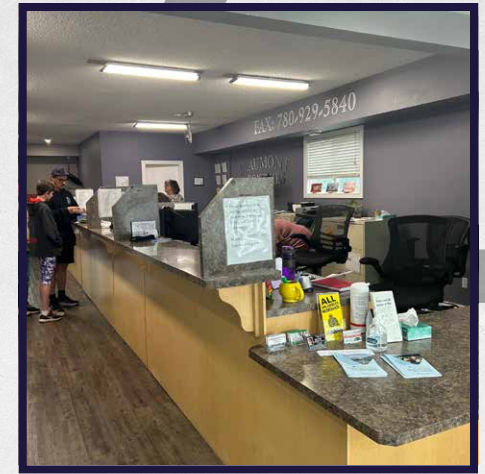
LIST PRICE: \$2,050,000

BEAUMONT PROPERTY



LEDUC PROPERTY





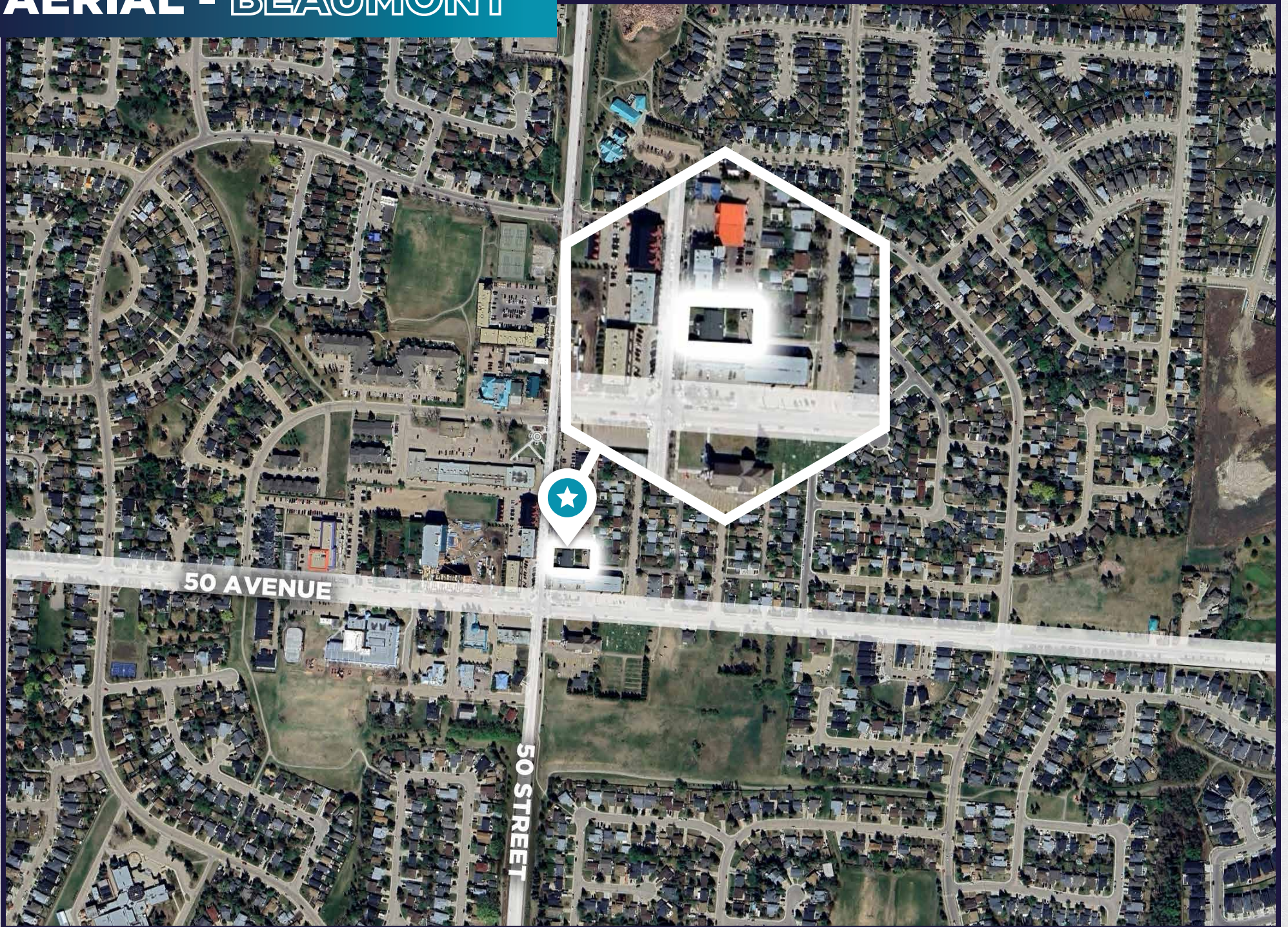
BEAUMONT PROPERTY DETAILS

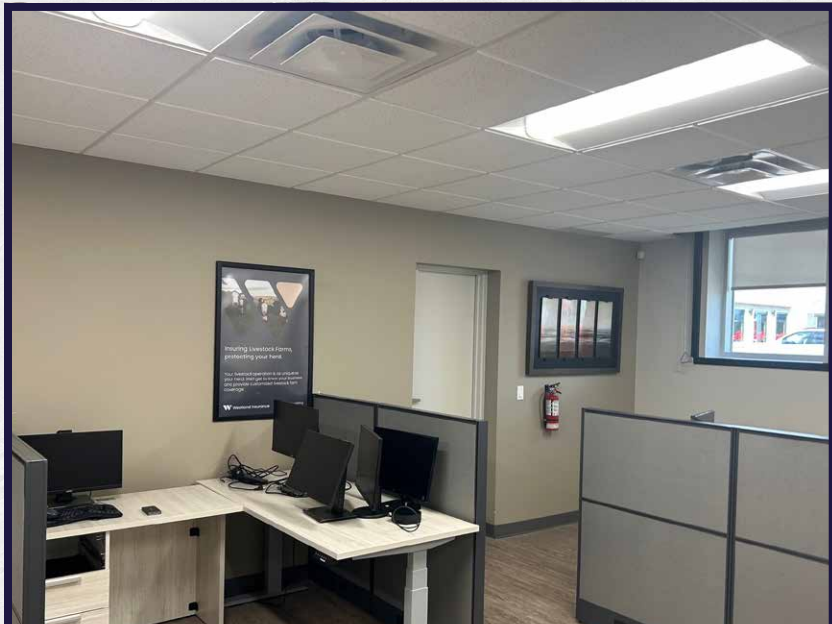
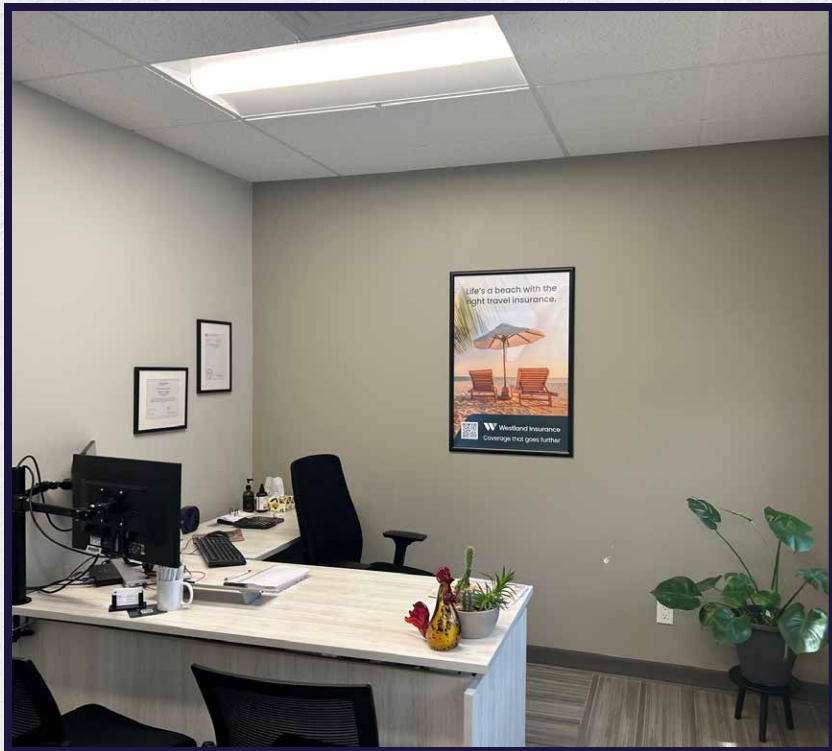


BEAUMONT PROPERTY PRICE: \$1,150,000

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 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

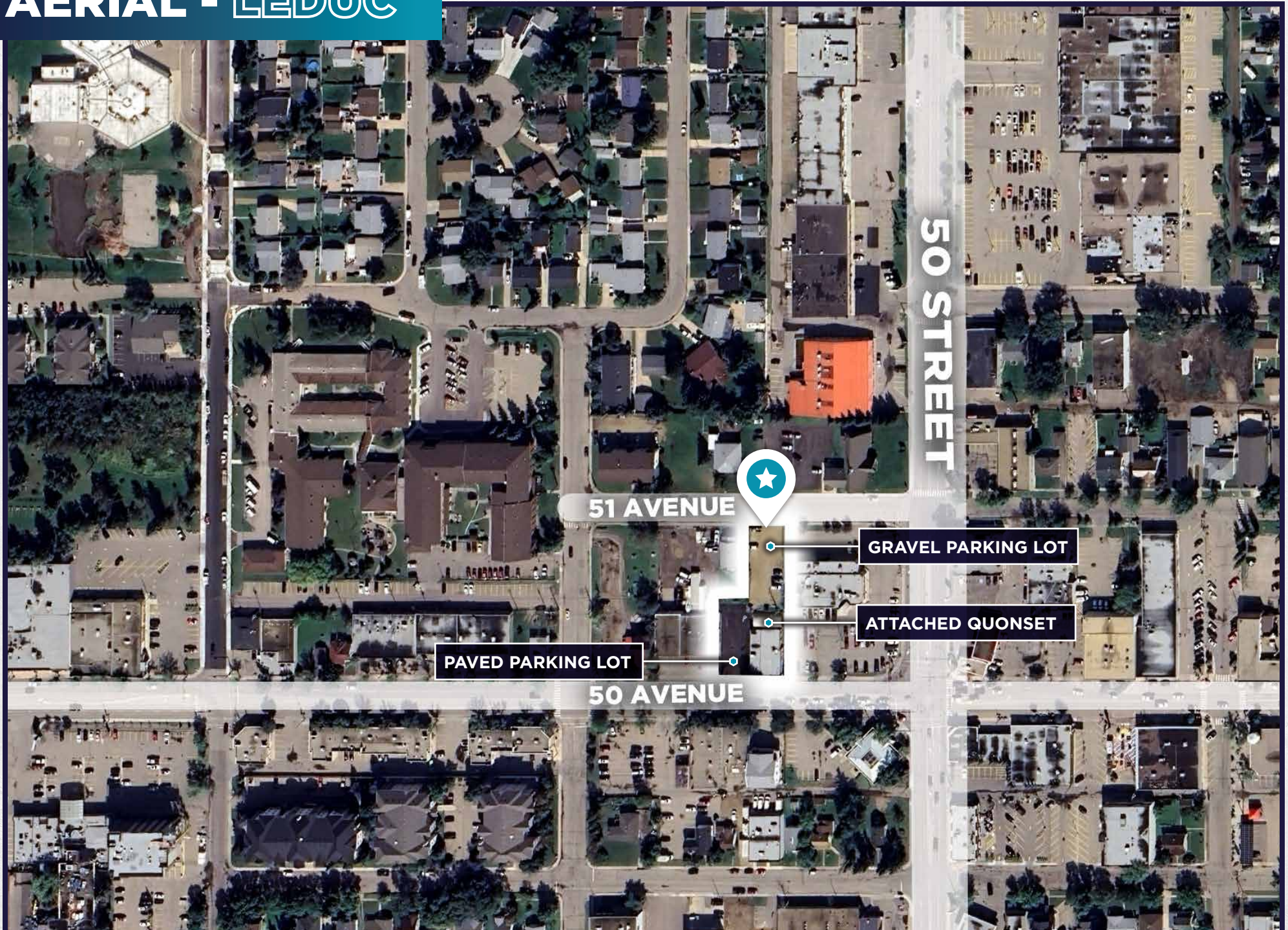
CENTRAL BUSINESS DISTRICT

PROPERTY TAXES

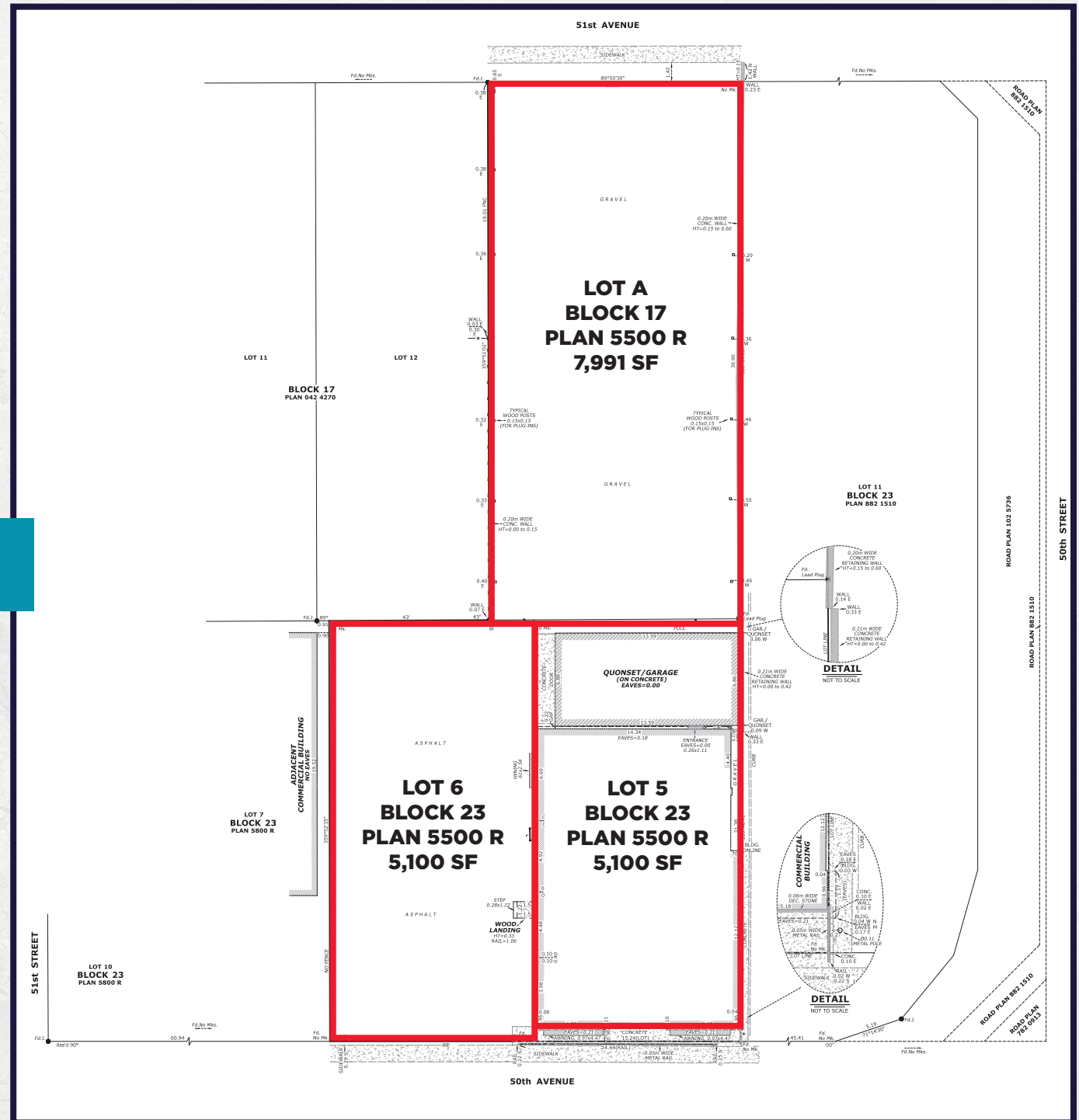
\$10,025.51 (2025)

LEDUC PROPERTY PRICE: \$975,000

AERIAL - LEDUC



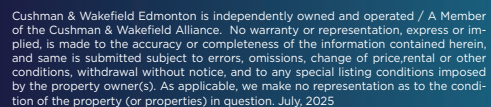
LOTS FOR SALE





FLOOR PLAN

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