

FOR SUBLEASE

RETAIL UNIT LOCATED ON HIGH-EXPOSURE
CORRIDOR WITH EXCELLENT VISIBILITY AND
STEADY VEHICLE TRAFFIC



4922 - 51 Avenue, Leduc, AB

2,000 sf corner retail unit located in the Central
Business District

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4922 - 51 AVENUE, LEDUC, AB

Space Profile

Sublandlord:	Minute Man Press
Subpremises:	Bays #7/8: 2,000 sf
Availability:	Negotiable
Term Expiry:	August 30, 2027 Longer term lease may be available, see agent for details.
Net Rental Rate:	\$17.00 per sf
T.I.A.:	As-is
Op. Costs:	\$10.75 per sf (est. 2025)
Parking:	Surface stalls in front of unit Street parking along 51 Avenue
Zoning:	CBD - Central Business District

Features & Amenities

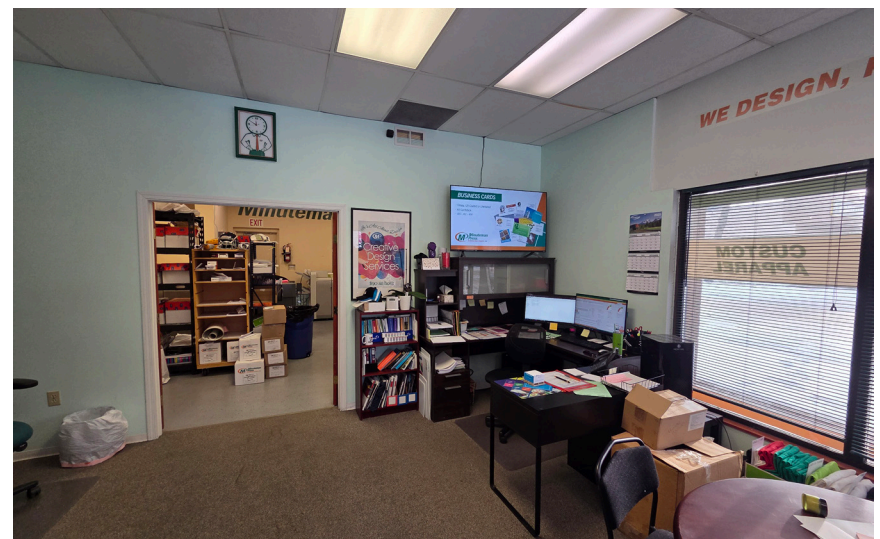
Functional retail space with an office and open showroom with plenty of open space to customize for your own needs.

Several permitted and discretionary uses, including but not limited to retail, professional/financial/office service, pet care service, day care facility, eating or drinking establishment.

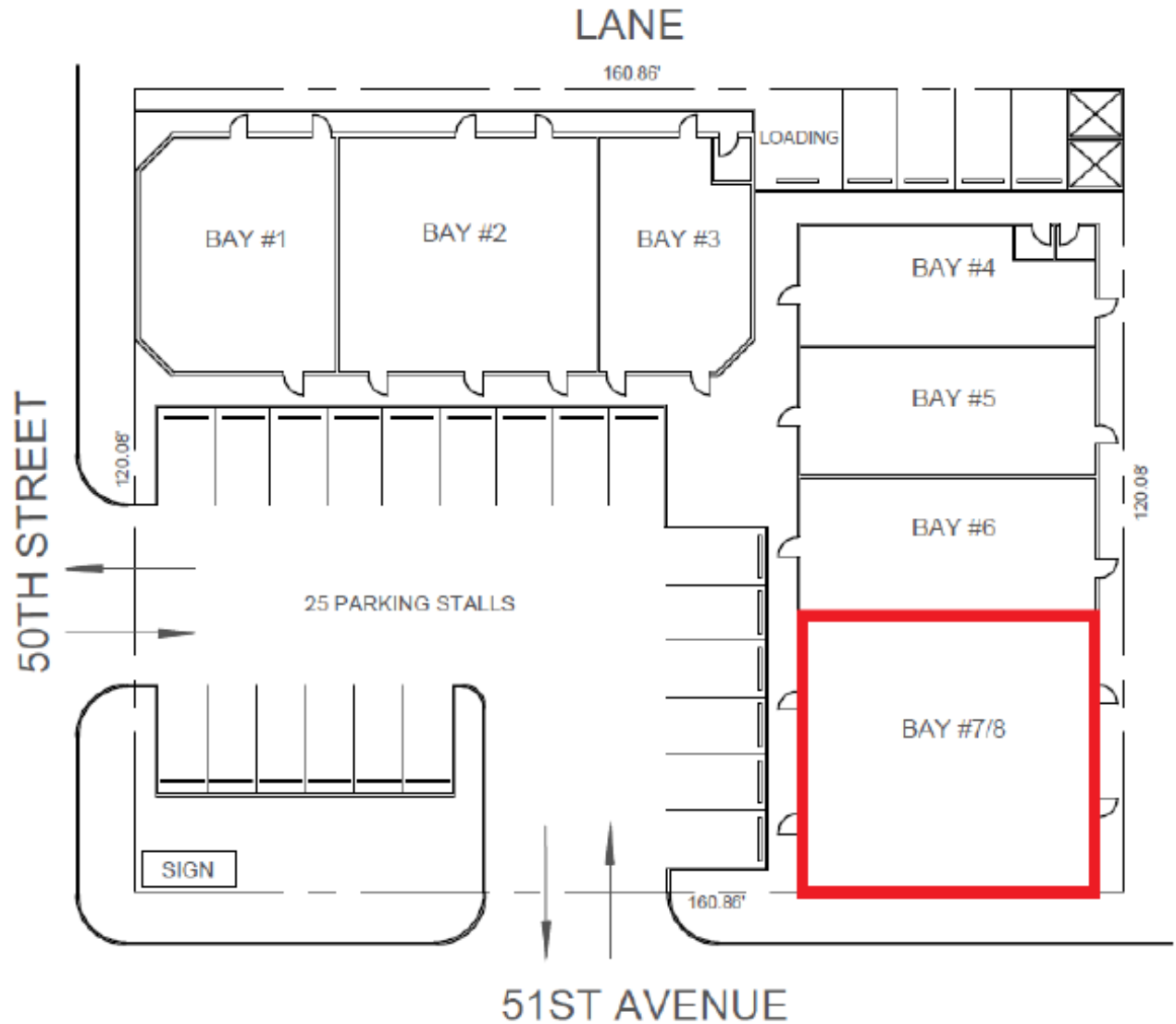
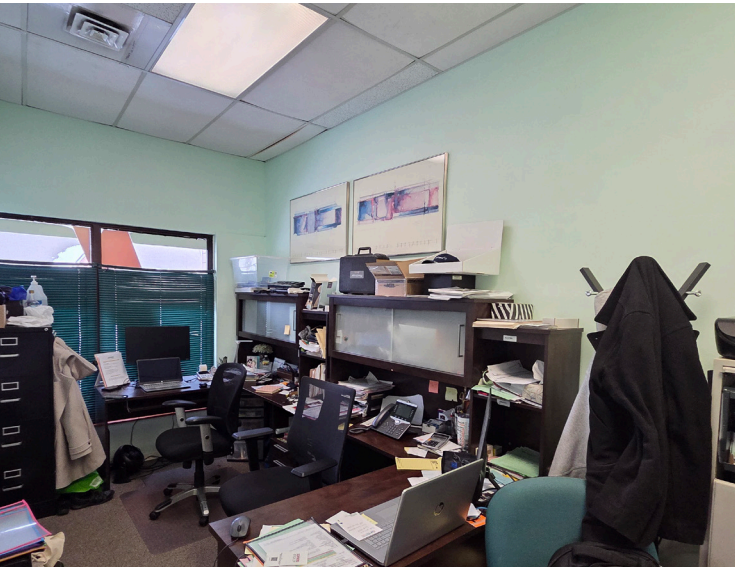
Located in the Central Business District of Leduc, offering excellent exposure to vehicular and pedestrian traffic.

Several amenities in the immediate area including restaurants, coffee shops, banking and retail.

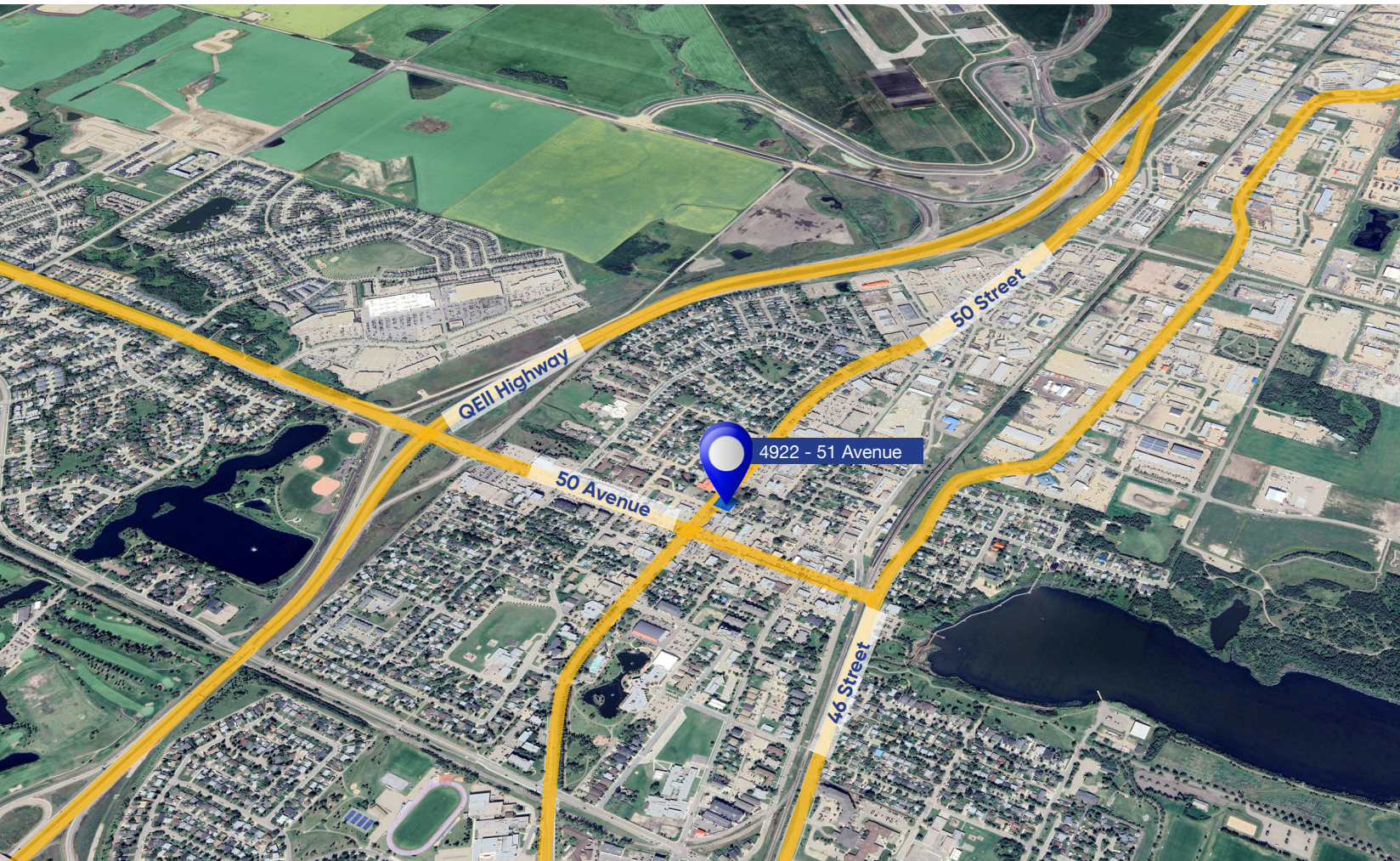
Property is conveniently located near the QE2 and 50 Avenue giving quick egress and access.



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Drive times and major amenities in the area

4 minute drive-time to QEII Highway

8 minute drive-time to Edmonton International Airport

Several amenities in the immediate area including City Centre Mall, RBC, Rexall, and several restaurants and eateries within walking distance.

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