

FOR LEASE



# LEDUC CROSSROADS

6056 47 STREET, LEDUC, AB

FROM 1,076 SF - 3,547 SF



**John Shamey**  
Partner  
780.702.8079  
[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

**Cody Miner, B.COMM.**  
Sales Assistant  
780.702.2982  
[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. February, 2025

FOR LEASE

# LEDUC CROSSROADS

6056 47 STREET, LEDUC, AB

## PROPERTY HIGHLIGHTS

Leduc Crossroads is a well-positioned commercial property located prominently along 50th Street, a key arterial roadway in Leduc. This high-visibility location benefits from over 1,300 vehicles per hour, ensuring strong exposure for businesses operating within the site.

**Key Features:** Positioned along 50th Street, providing excellent exposure and accessibility.

**Flexible Zoning:** General Commercial (GC) zoning allows for a wide variety of retail, service, and office uses.

**Ample Parking:** 23 on-site parking stalls.

**Multiple Access Points:** Easy entry and exit with access from both the West and East sides of the property.

**Signage:** Facade and pylon signage available.



## PROPERTY DETAILS

**Legal Description:** Plan: 7722434, Block: N, Lot: 5

**Zoning:** GC - General Commercial

**Building Size:**  
Unit 1: 1,076 SF  
Unit 2: 1,215 SF  
Unit 3: 1,201 SF  
**Total: 3,547 SF**

**Possession:** Immediately

**Parking Area:** 23 Parking Stalls

**Total Building Area:** 4,971 SF

**Base Rent:** Market

**Additional Rent:** \$19.06/SF (2025)

**Signage:** Facade & Pylon

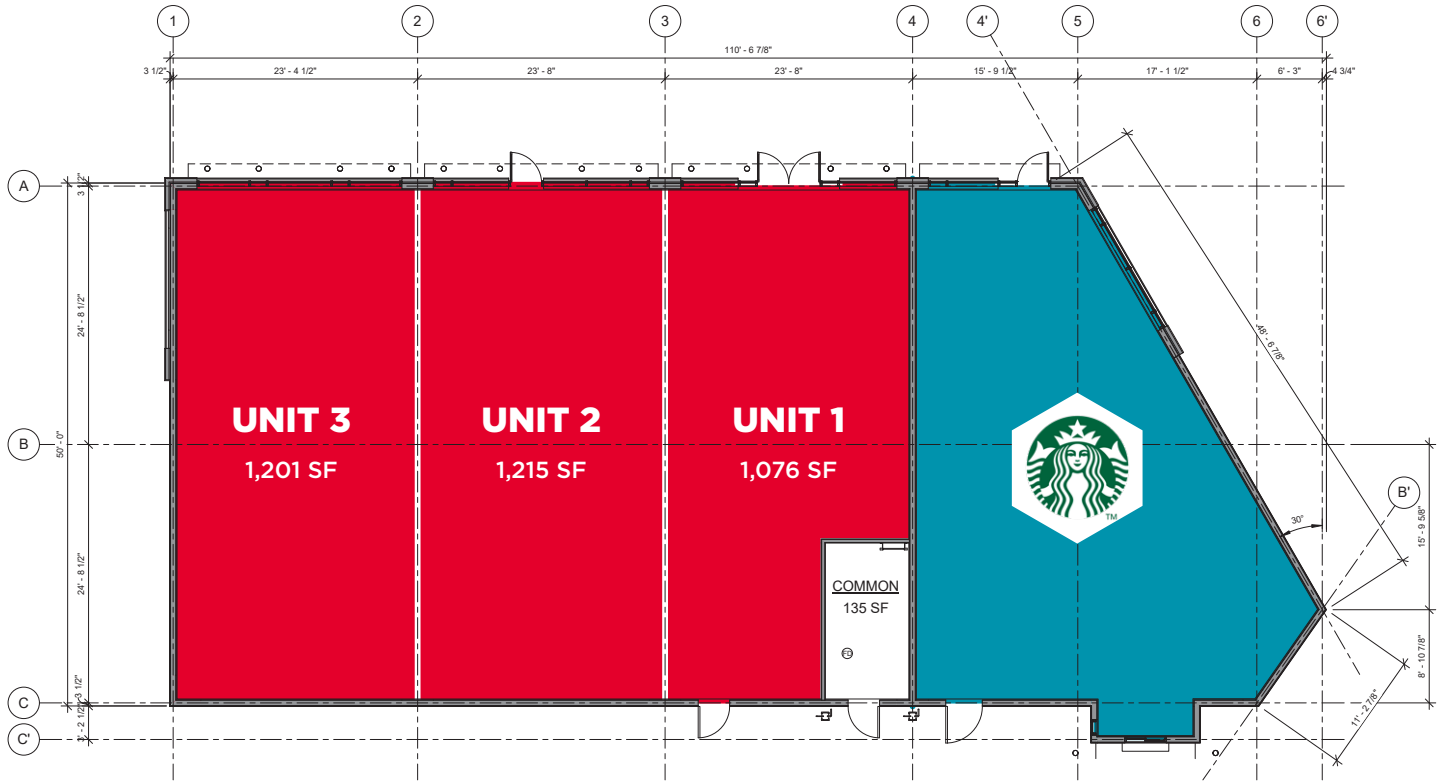
**Built:** 2012

FOR LEASE

# LEDUC CROSSROADS

6056 47 STREET, LEDUC, AB

## SITE PLAN



## DEMOGRAPHICS



### HOUSEHOLDS

1km	3km	5km
786	7,748	14,210



### POPULATION

1km	3km	5km
1,995	20,105	40,174



### AVERAGE INCOME

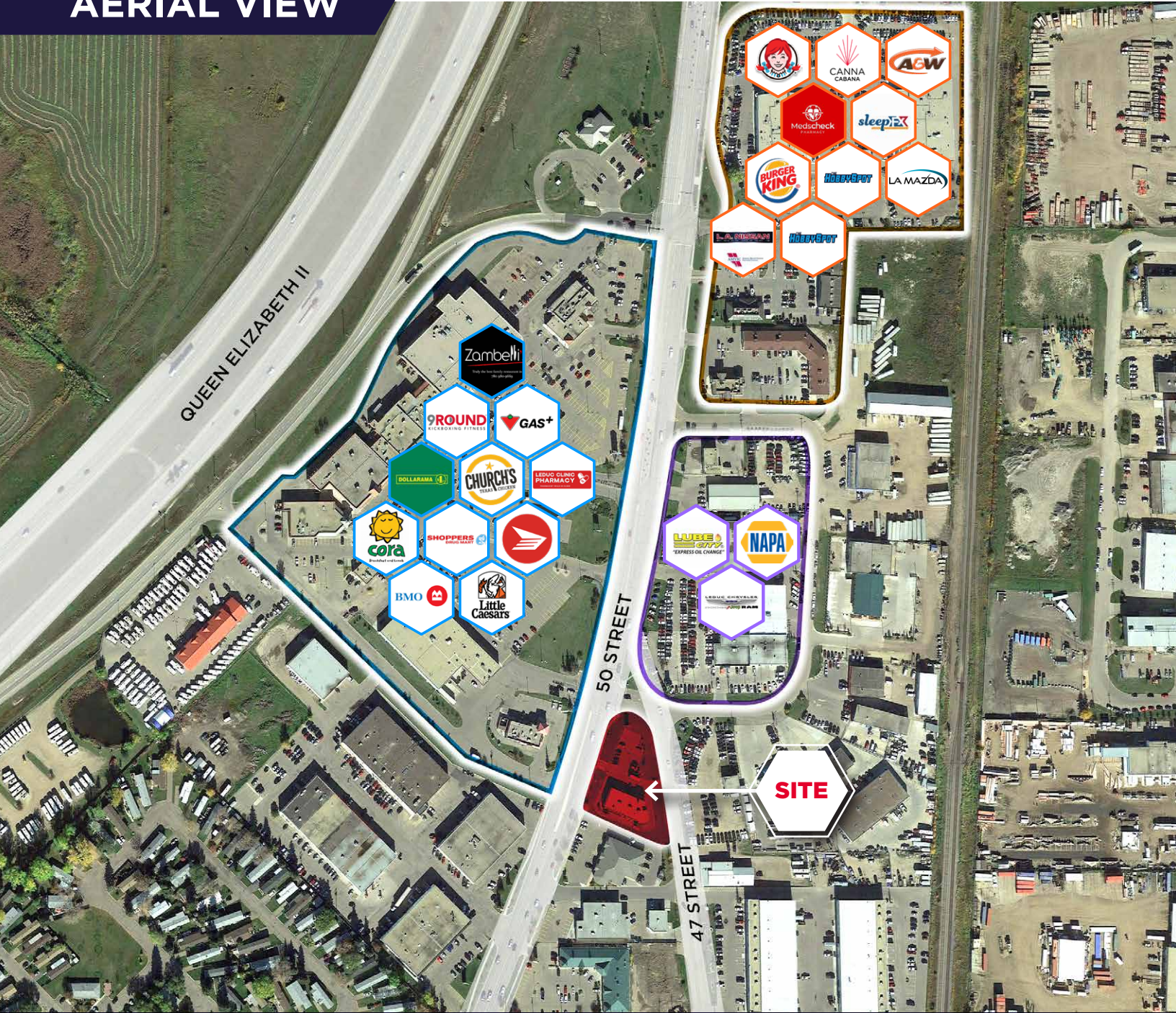
1km	3km	5km
\$108,112	\$123,068	\$138,972

FOR LEASE

# LEDUC CROSSROADS

6056 47 STREET, LEDUC, AB

## AERIAL VIEW



**John Shamey**

Partner

780.702.8079

[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

**Cody Miner, B.COMM.**

Sales Assistant

780.702.2982

[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)

**CUSHMAN & WAKEFIELD**

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)