

# FOR SUBLEASE

LEDUC TOWNE CENTRE: 720 SF± RETAIL BAY

NAI Commercial



LEDUC TOWNE CENTRE | LEDUC, AB | RETAIL/OFFICE SPACE

## PROPERTY DESCRIPTION

- Small retail/office space immediately
- Leduc Towne Centre is located at the junction of the City's two primary commercial arteries at the intersection of 50 Street and 50 Avenue
- Shared property with Royal Bank and a Petro Canada gas station
- In the heart of a busy retail sector in a central downtown location featuring banking, restaurants, retail strip shopping, supermarkets and the historic Main Street of Leduc
- Pylon signage available

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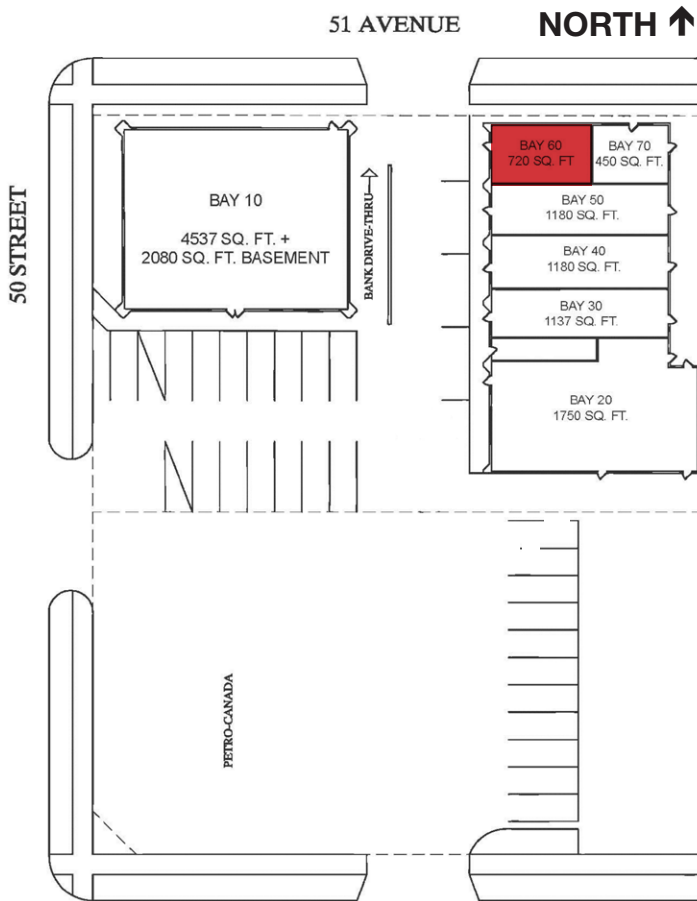
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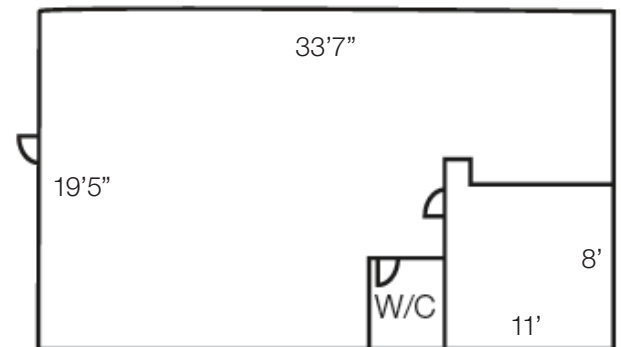
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## ADDITIONAL INFORMATION

AREA AVAILABLE	720 sq.ft.±
MUNICIPAL ADDRESS	60 Leduc Towne Centre, Leduc, AB
LEGAL DESCRIPTION	Plan 5800R, Block 16, Lots 5-8
ZONING	CBD (Central Business District)
SUBLEASE TERM	Until November 29, 2028
AVAILABLE	Immediately
SUBLEASE RATE	\$20.00-22.00/sq.ft./annum
OPERATING COSTS	\$10.00/sq.ft./annum (2026 estimate) Includes building insurance, property tax, common area maintenance and management fees
PYLON SIGNAGE	\$150 per month for a double sided panel



BAY #60 (720 SQ. FT)



Floor plans not to scale. Measurements not exact.

