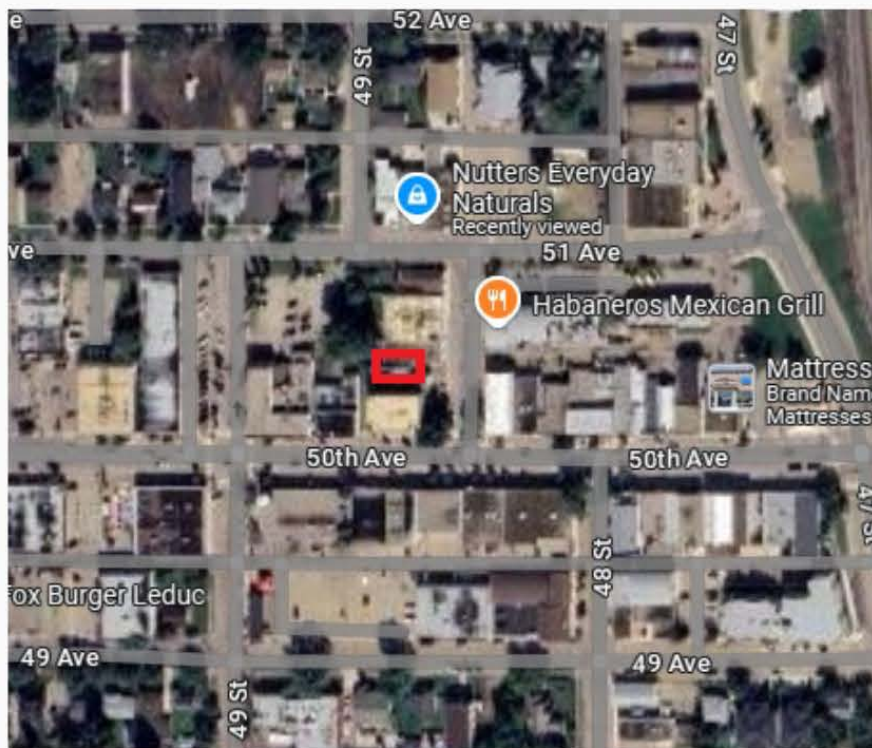


**MaxWell**Polaris  
Commercial

5008 48A Street, Leduc, Ab

**\$22.00/SF**

OPPORTUNITY FOR BUILD OUT



## Freshly renovated space

Currently being completely reworked which presents the perfect opportunity to build out any required configuration.

Rare small space, 650 sf, with prime downtown Leduc location just off main street. Very appealing lease rate. Perfect space for many applications. Professional office, clinic, massage, physio, chiro, acupuncture or dental hygiene clinic. Retail or hobby shop.

Flexible lease terms and move in date. Desirable neighboring businesses.

## Info

- ✓ \$22.00/sf Lease Rate
- ✓ \$6.00/sf Op Costs
- ✓ 594 sf main area, 54 sf Washroom
- ✓ Commercial Business District Zoning
- ✓ Build Out Options

## Lease this space

 780.212.3111 Terence@TerenceMajor.com**MaxWell**Polaris  
Commercial[www.TerenceMajor.com](http://www.TerenceMajor.com)