

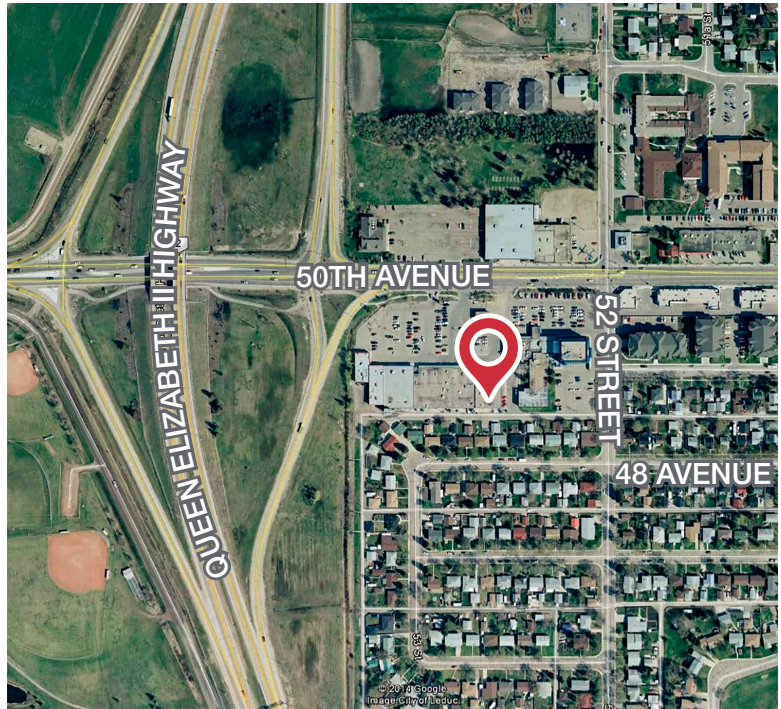


#1A, 5205 - 50 Avenue

Leduc, Alberta

Property Features

- Previously operated as a hot yoga studio, the space currently comprises two large yoga rooms with floor to ceiling mirrors, change rooms, three staff/working rooms and reception area
- Located at the entrance to Leduc from Highway 2
- 83 parking stalls on site
- Fully air conditioned
- Pylon signage available



Chad Snow

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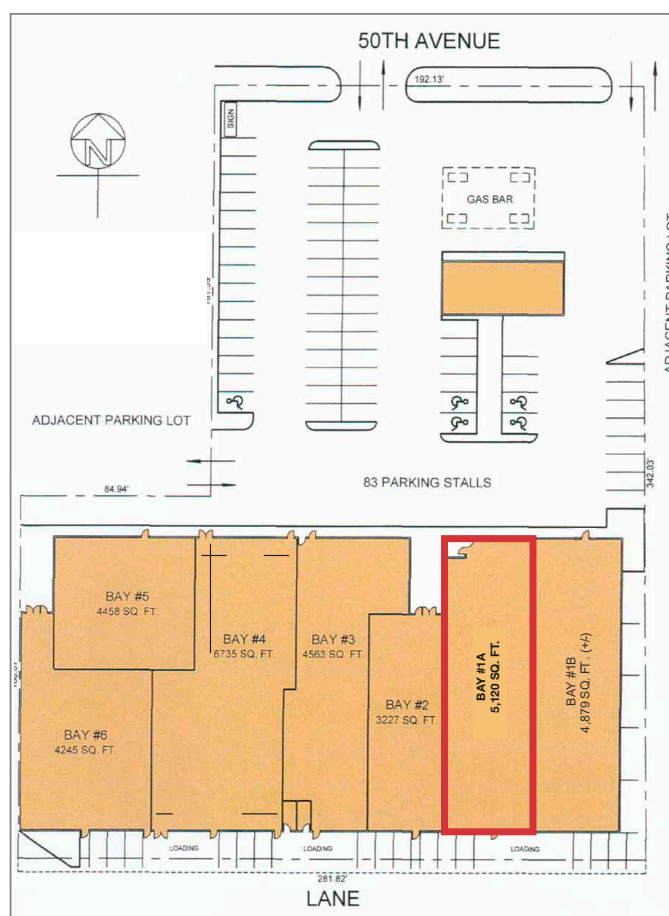
Kari Martin

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For Lease
Leduc Gateway Centre

#1A, 5205 - 50 Avenue Leduc, Alberta

AREA AVAILABLE	5,120 sq.ft.±
LEGAL DESCRIPTION	Plan 15TR, Block 33, Lot 2
ZONING	CBD (Central Business District)
AVAILABLE	Immediately
NET RENTAL RATE	Starting at \$10.00/sq.ft./annum
ADDITIONAL RENT	\$5.00 per sq.ft. (2020/21 estimate) includes property tax, building insurance, common area maintenance and management fees
LEASE TERM	3 to 10 years minimum

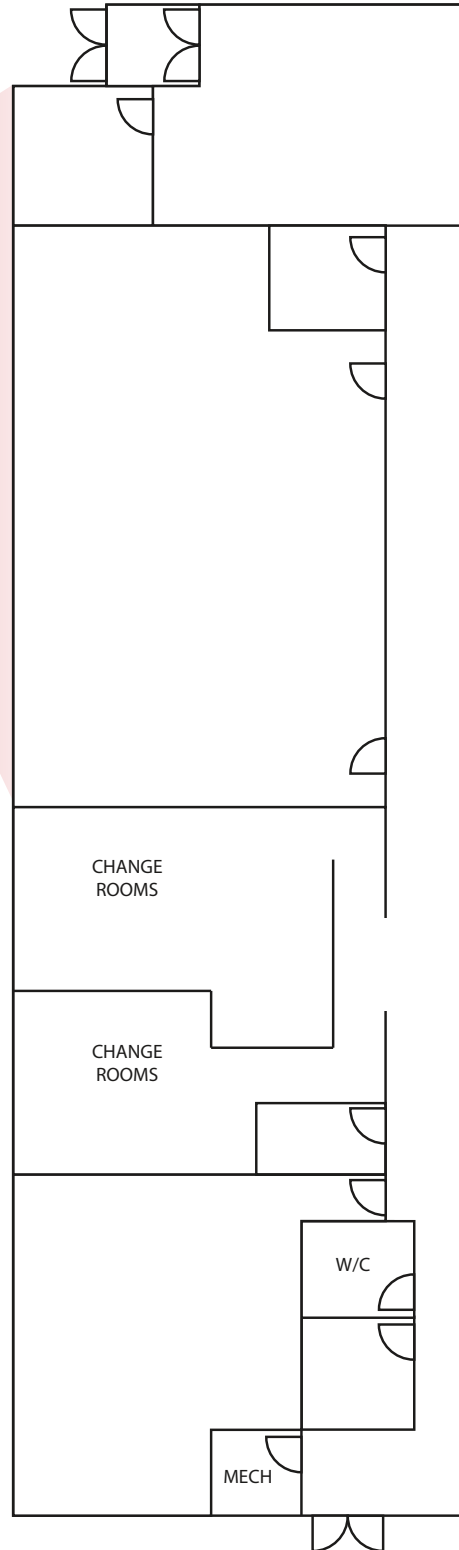
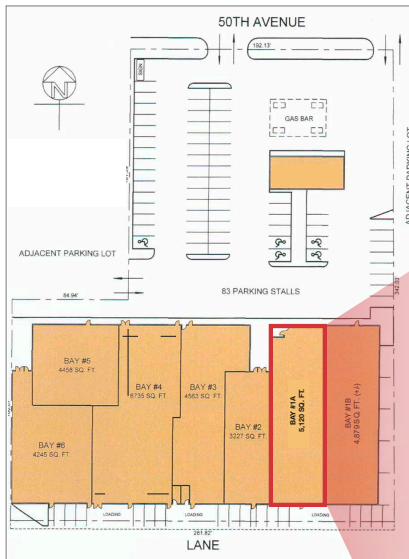


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