

FOR LEASE

NAI Commercial

MICHAN PLAZA - MAIN FLOOR UNIT



5108 - 47 STREET | LEDUC, AB | CENTRAL LEDUC GYM SPACE

PROPERTY HIGHLIGHTS

- 2,208 sq.ft.± built out utilized as a gym
- Currently built out as a front reception. 3 open workout stations. 2 washrooms and 2 storage rooms.
- Central Leduc location provides walking distance to many restaurants, cafes and other retail amenities
- Located in the Central Business District with easy access to 50th Street and 50th Ave
- Street parking
- Signage opportunities available

DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

RYAN BROWN
Partner
587 635 2486
rbrown@naiedmonton.com

CHAD GRIFFITHS
Partner
780 436 7414
cgriffiths@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



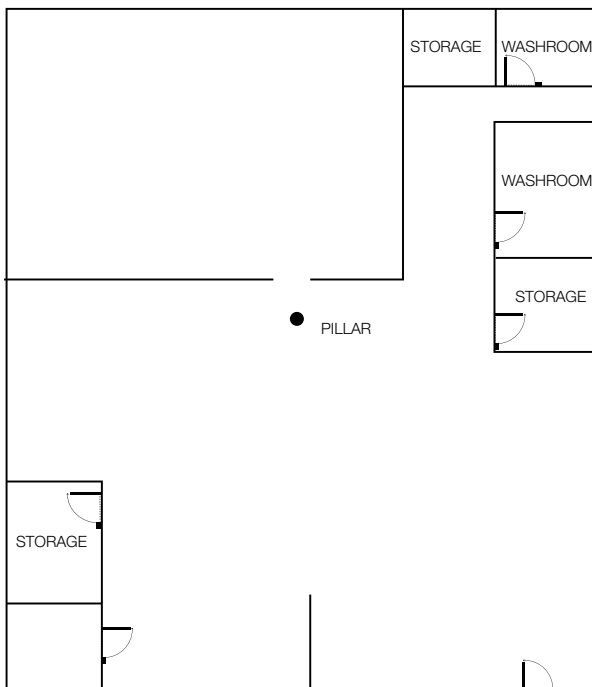
780 436 7410



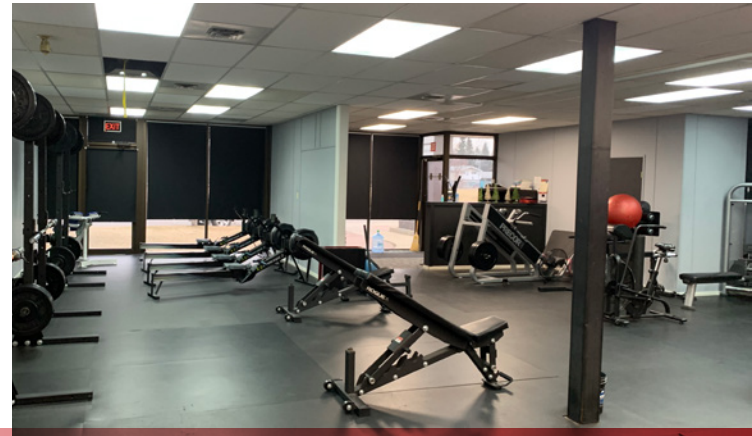
NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	2,203 sq.ft.±
LEGAL DESCRIPTION	2498NY Block 10 Lot 5A
ZONING	GC (General Commercial)
PARKING	Street parking
LEASE TERM	3 -10 years
NET RENTAL RATE	\$13.50/sq.ft./annum
OPERATING COSTS	\$2.70/sq.ft./annum (2024 estimate) Includes common area maintenance, property taxes, building insurance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

