

\$169,000 - N/A, Leduc

MLS® #E4449260

\$169,000

0 Bedroom, 0.00 Bathroom,
Business on 0.00 Acres

Leduc Common, Leduc, AB

Turnkey CIGAR Shop for Sale in LEDUC, AB
Prime Location, Endless Opportunities Take
over a thriving CIGAR shop in a bustling
commercial plaza in LEDUC AB. This sq. ft.
retail unit is perfectly positioned to attract high
foot traffic, thanks to its proximity to a daycare,
gas station, Tim Hortons, liquor store, and
school in one of the city's fastest-growing
communities. Flexible Space for Various
Ventures Whether you're looking to continue
the CIGAR shop or transform it into a new
business, such as a restaurant, this versatile
space offers endless possibilities. The modern
layout features: - Main storefront - Private
office - Washroom - Back storage area
Attractive Lease Terms Benefit from low rent
and a lease takeover opportunity, making it an
ideal setup for owner-operators or investors
seeking a hassle-free retail venture.
Comprehensive Sale Package The sale
includes: - All display fixtures - Leasehold
improvements

Essential Information

MLS® #	E4449260
Price	\$169,000
Bathrooms	0.00
Acres	0.00
Type	Business



Status Active

Community Information

Address N/A
Area Leduc
Subdivision Leduc Common
City Leduc
County ALBERTA
Province AB
Postal Code T9E 6V4

Additional Information

Date Listed July 23rd, 2025
Days on Market 90
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 21st, 2025 at 1:17am MDT