

Courtesy Of Naveen Monga Of MaxWell Polaris

\$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 36
Zoning Zone 81

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Listing information last updated on August 28th, 2025 at 12:47pm MDT