

\$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 85
Zoning Zone 81

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Listing information last updated on October 16th, 2025 at 8:48pm MDT