

# \$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           49  
Zoning                     Zone 81

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Listing information last updated on September 10th, 2025 at 12:33pm MDT