

**\$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 - Inventory -  
Leasehold improvements Serious Inquiries  
Only - SELLER FINANACING AVAILABLE

**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	4
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 July 26th, 2025 at 10:02pm MDT