

**\$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 | 24              |
| Zoning         | Zone 81         |

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Listing information last updated on August 15th, 2025 at 11:17pm MDT