

\$0 - 3601 82 Avenue, Leduc

MLS® #E4370972

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Leduc Industrial Park, Leduc, AB

UNDER NEW OWNERSHIP. Construction - Tilt Up Concrete. Excellent curb appeal and campus style office amenities. Ability to customize interior-build out to suit operator needs. New ownership with plans in place to complete \$3M+ in site work. Strategically located fronting Airport Road, the two properties are situated just east of the QEII providing direct global freight and passenger reach via the Edmonton International Airport (â€œEIAâ€•), highway systems and rail infrastructure. Building A: 796 sq.ft. to 15,452 sq.ft.Â± of office build out

Built in 2007

Essential Information

| | |
|------------|----------|
| MLS® # | E4370972 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Office |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3601 82 Avenue |
| Area | Leduc |
| Subdivision | Leduc Industrial Park |
| City | Leduc |



| | |
|-------------|---------|
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0K2 |

Exterior

| | |
|--------------|----------|
| Exterior | Concrete |
| Construction | Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 26th, 2024 |
| Days on Market | 536 |
| Zoning | Zone 81 |

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Listing information last updated on July 15th, 2025 at 4:47am MDT