

\$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
Lease Rate	\$11
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	620
Zoning	Zone 81

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Listing information last updated on October 7th, 2025 at 8:32am MDT