

\$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 (•), highway systems and rail infrastructure. Building A: 796 sq.ft. to 16,008 sq.ft.± 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 | 442 |
| Zoning | Zone 81 |

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Listing information last updated on April 12th, 2025 at 12:17am MDT