

# \$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 | 618                |
| Zoning         | Zone 81            |

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Listing information last updated on October 5th, 2025 at 12:32pm MDT