

## \$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	514
Zoning	Zone 81

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Listing information last updated on June 23rd, 2025 at 4:17am MDT