# **\$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 ("EIA―), highway systems and rail infrastructure. Building A: 796 sq.ft. to 15,452 sq.ft.± of office build out



## **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 642

Zoning Zone 81

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Listing information last updated on October 29th, 2025 at 12:02pm MDT