

# \$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	435
Zoning	Zone 81

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Listing information last updated on April 4th, 2025 at 11:47pm MDT