



#105, 3912 82 Avenue, Leduc

Office/Warehouse With Yard

PROPERTY DETAILS

Address:	#105, 3912 82 Ave Leduc
Legal:	Condominium Plan 1525064, Unit 1
Zoning:	IND (Industrial)
Building Size:	4,375 SF (+/-)
Warehouse:	3,325 SF (+/-)
Office:	1,050 SF (+/-)
Mezzanine:	1,050 SF (+/-) (Not included in the measures)
Base Rent:	\$16.50 /SF
Op Costs:	\$4.75 /SF (2020 est.)
Sale Price:	\$995,000.00
Property Tax:	\$12,971.00
Possession:	May 1, 2026

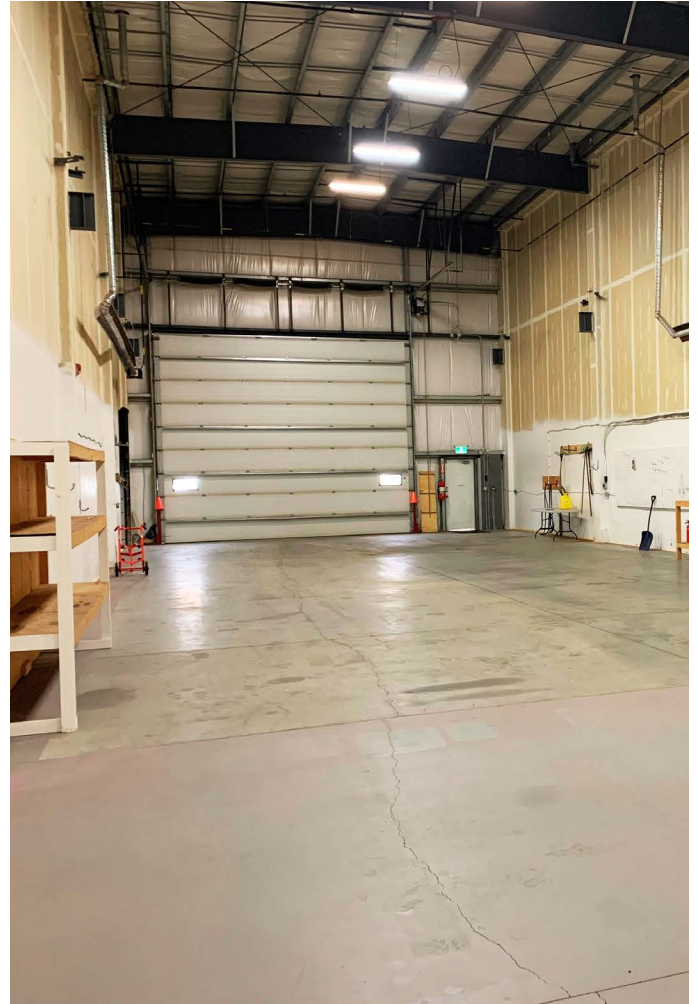
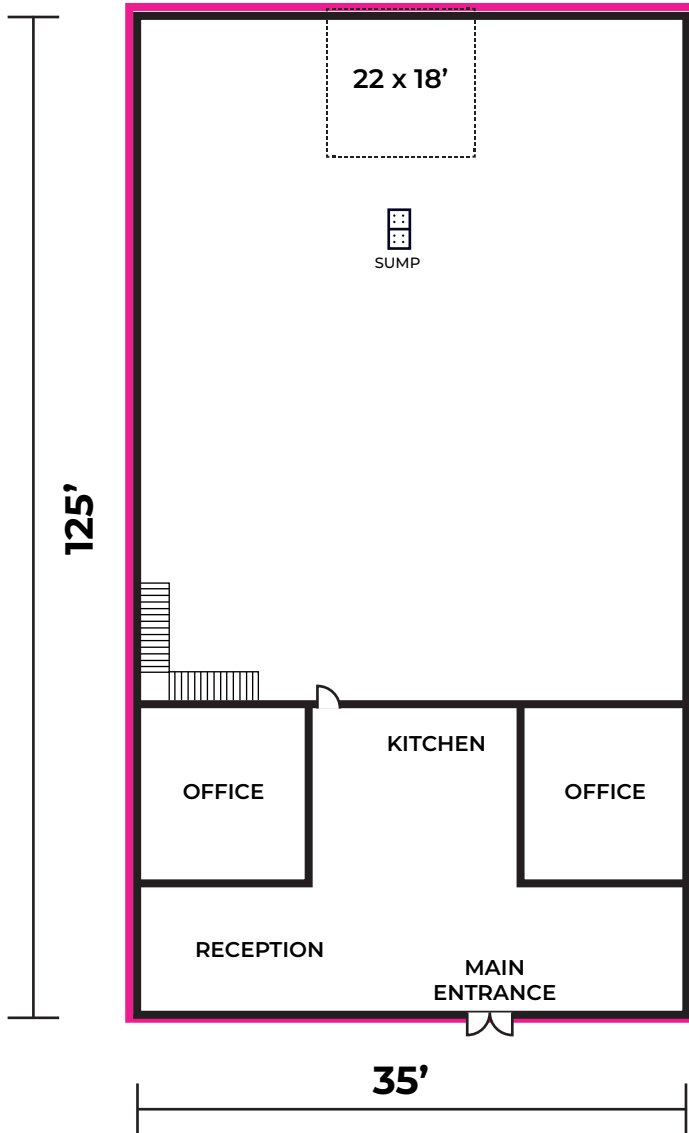
PROPERTY HIGHLIGHTS

- Immaculate office/warehouse
- Fenced and secured yard
- Mezzanine storage
- Oversize grade loading door
- 2 Offices, large reception, kitchen and bathroom
- Great power for small bay
- Easy access to QEII Highway, Airport Road, and Edmonton International Airport



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As Vacant

PROPERTY DETAILS

Heat:	Radiant
Power:	600/347 & 120/208 v / 250 Amp / 3 Phase (TBC)
Loading:	1 x 22' x 18' Oversized Grade Door
Sump:	2 Stage
Ceiling Height:	24'
Crane:	10 Ton Capable
Internet:	High Speed
Lighting:	LED



Property features:



Current Occupancy



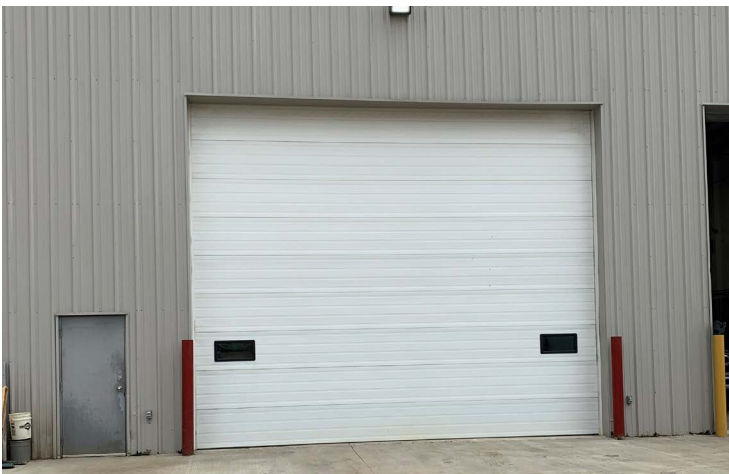
Mezzanine Storage



Reception



Kitchenette



1 x 22' x 18' Oversized Grade Door



Fenced and Secured Yard

Neighbourhood features:



NEIGHBORHOOD HIGHLIGHTS

- **Prime Location in Leduc Business Park:** Situated in a well-established industrial hub with easy access to major transportation routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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