



**AVAILABLE
SUMMER 2026**

3507 61 Avenue, Leduc

17,100 SF (+/-) MULTI-USE INDUSTRIAL

 **PROPERTY
DETAILS**

Property:	3507 61 Avenue, Leduc
Legal:	Lot 1, Block 7, Plan 1520275
Zoning:	(IL) Light Industrial
Site Size:	1.30 acres
Building Size:	17,100 SF (+/-)
Shop Size:	12,900 SF (+/-)
Main Floor:	2,100 SF (+/-) Office
Second Floor:	2,100 SF (+/-)
Property Tax:	TBD
Sale Price:	\$5,130,000.00
Base Rent:	\$21.50/ SF + GST
Available:	Summer 2026

 **PROPERTY
HIGHLIGHTS**

- 3 Grade-level overhead doors for seamless logistics and vehicle access including a drive through bay
- High ceiling height - ideal for racking, equipment, and industrial use
- 2 x 10 Ton cranes
- Potential wash bay with floor drain & sump
- Heavy power capacity to support multiple operations
- Drive through bay
- Make-up air unit
- Double access from the road



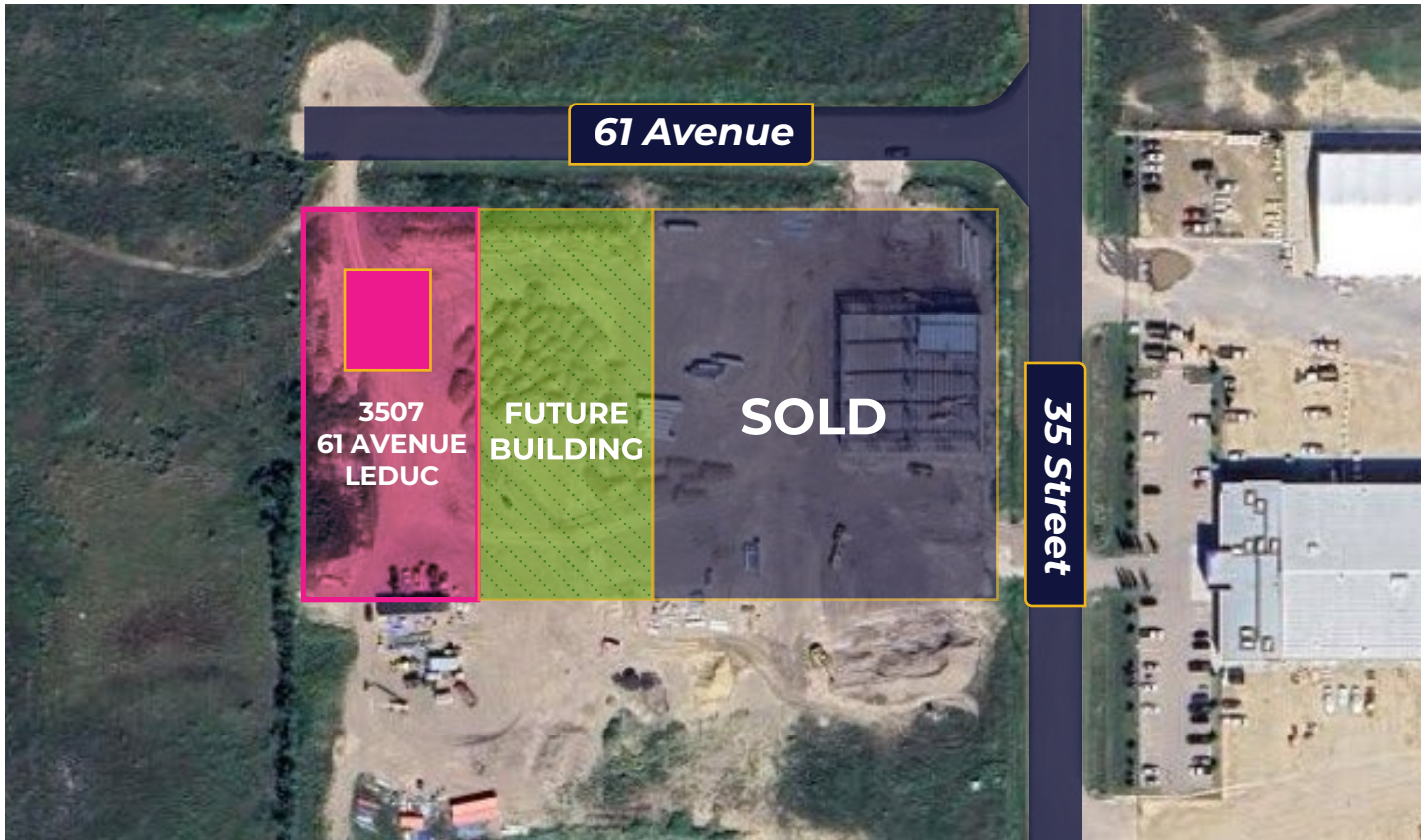
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Property Features:



- 3507 61 AVENUE, LEDUC
- FUTURE BUILDING
- SOLD



 **PROPERTY DETAILS**

Heat:	Radiant
Power:	400 Amp, 600 V, 3 Phase
Loading:	3 x 16' x 16' Grade doors
Ceiling Height:	26' clear
Crane:	2 x 10 Ton cranes
Underhook Height:	22' (estimated)
Wash Bay:	Yes
Floor Drain:	Yes
Sump:	Yes
Make-up Air:	Yes

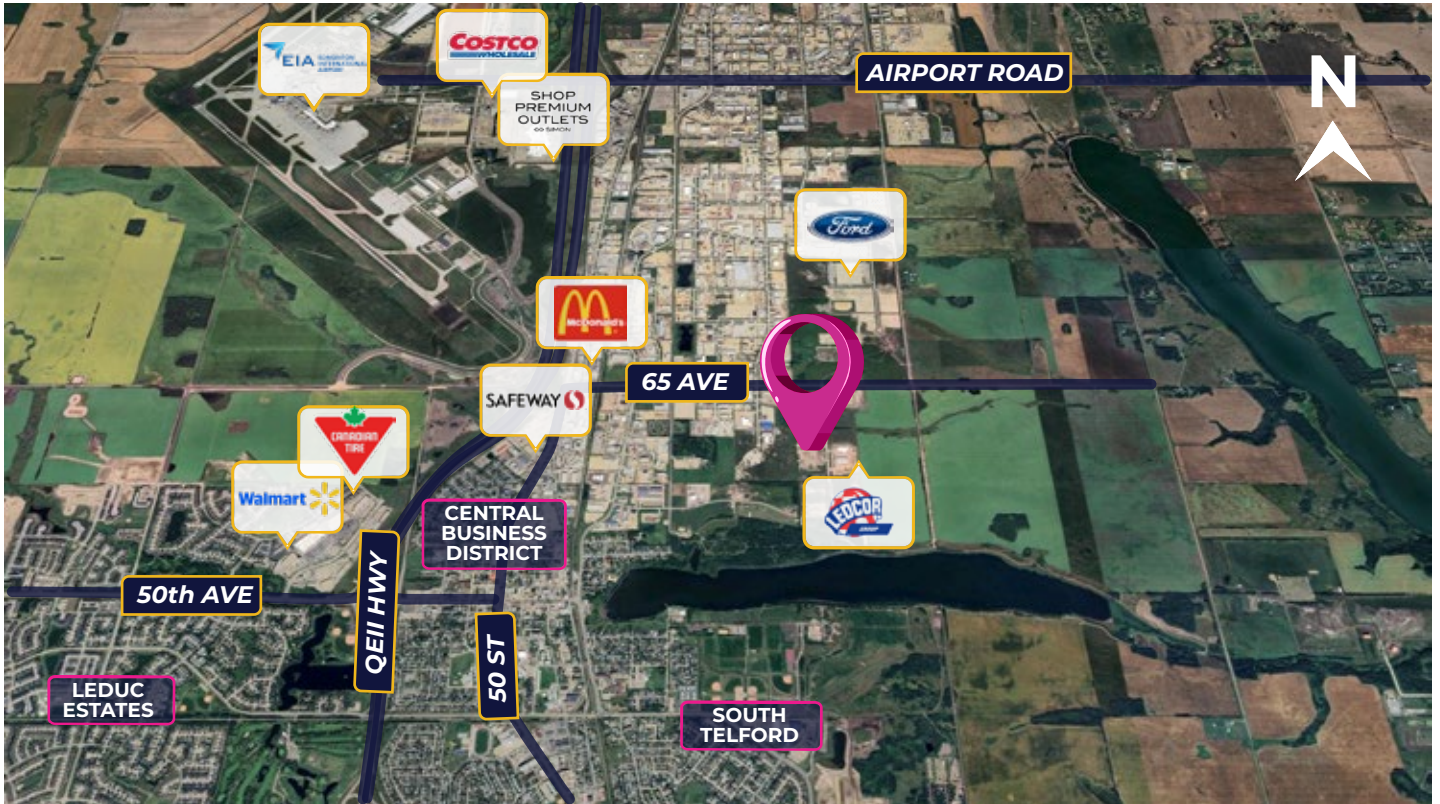


**FUTURE READY
FEATURES**

Electric car charger:	Capable (Conduit)
Solar-ready roof structure:	Yes
LED lighting:	Yes
Utility sub-metering:	Yes
Battery room:	Yes
Smart metering:	Yes
Ceiling R value:	50
Wall R value:	40
Natural light panels:	Yes

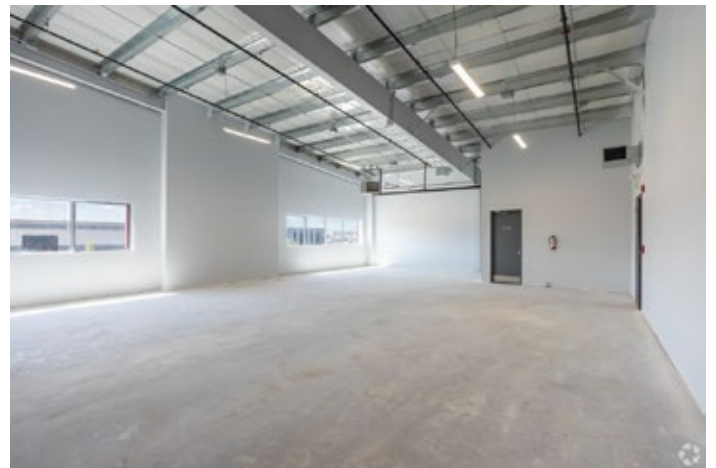
- Electrical service larger-than-required
- Empty conduit pathways for future power expansion
- EV charging conduit to parking area (Not cable)
- Reserved space for future battery storage
- Spare electrical room capacity
- Abundant natural light in the shop and office
- Additional 4 inch conduit from the transformer to the electrical room for more power

Neighbourhood Features:



NEIGHBORHOOD HIGHLIGHTS

- Prime Development Opportunity – Serviced lots available in a growing industrial and commercial area.
- Excellent Accessibility – Quick access to QEII Highway, Highway 625, and Airport Road, connecting to major trade routes.
- Proximity to the Airport (YEG) – Ideal for logistics, distribution, and aviation-related businesses.
- Thriving Business Hub – Surrounded by established industrial and commercial operations, supporting business growth.
- Nearby Amenities – Close to gas stations, hotels, restaurants, and essential services for added convenience



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