



3916 82 Avenue, Leduc

2.5 Acres (+/-) Prime Leduc Land



PROPERTY DETAILS

Address:	3916 82 Avenue, Leduc
Legal:	Plan 0624818, BLOCK 4 & LOT 8A
Zoning:	General Commercial (GC)
Site Size:	2.5 Acres (+/-)
Sale Price:	\$1,750,000.00
Available:	Immediately



PROPERTY HIGHLIGHTS

- Prime location in Leduc Business Park with exceptional accessibility
- Offering a wide range of permitted commercial uses
- Easy access to QEII Highway, Airport Road, and Edmonton International Airport



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Neighbourhood features:



BUSINESS PARK



AIRPORT



HWY ACCESS



RESTAURANTS





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.
- **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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