



AICRE
COMMERCIAL



SUCCESS STORY

SALE — SPRING 2025

#108, 3912 77 Avenue, Leduc

SUCCESS STORY



#108, 3912 77 Avenue, Leduc

Industrial Bay w/Crane



PROPERTY DETAILS

Address:	#108, 3912 77 Avenue, Leduc
Legal:	Condo Plan 0823248, Unit 5
Zoning:	Medium Industrial (IM)
Yard Size:	1,280 SF (+/-)
Total Size:	3,640 SF (+/-)
Main Floor:	2,640 SF (+/-)
Mezzanine:	1,000 SF (+/-) (3 x Offices + Kitchen)

SCENARIO

AICRE Commercial was engaged to sell a highly functional small-bay industrial condominium in the heart of Leduc Business Park. The property featured a 10-ton crane (2 x 5-ton hoists), grade loading, a fenced yard compound, and a well-appointed office on both the main and second floor mezzanine — features that are extremely scarce in this size range.

A South Edmonton group looking to expand operations and formally enter the Leduc-Nisku industrial market identified the property as an excellent fit. Their priority was a clean, streamlined transaction with full visibility into the condominium corporation, building specifications, and future operational obligations.

SUCCESS STORY

SOLUTION

AICRE coordinated the transaction end-to-end, overseeing a controlled and efficient sale process by facilitating a review of all Condominium documents, verifying key building specifications—including crane capacity, power, loading, and yard use—managing communication between all parties to eliminate delays and reduce friction, and guiding the purchaser through due diligence to ensure all timelines were met without issue. The focus throughout was to provide clarity, remove uncertainty, and keep the deal moving cleanly to closing.

SUCCESS

The property sold in Spring 2025 to the purchaser group entering the Leduc-Nisku market from South Edmonton. The deal closed smoothly, with no major obstacles and minimal administrative friction.

This transaction reinforces the strong demand for functional, crane-equipped small-bay industrial product and highlights AICRE's ability to manage complex, detail-heavy condo transactions while driving deals to completion.





JIM MCKINNON

BROKER/PARTNER
780-719-8183

jim@aicrecommercial.com



ERIN OATWAY

PARTNER/ASSOCIATE
780-218-7585

erin@aicrecommercial.com



ASHLEY CHRUNIK

ASSOCIATE
780-910-6908

ashley@aicrecommercial.com

AICRE COMMERCIAL | EDMONTON | LEDUC | NISKU

