



AICRE
COMMERCIAL



SUCCESS STORY

SALE - DECEMBER 2025
3306 ALLARD AVENUE, LEDUC

SUCCESS STORY



3306 Allard Avenue, Leduc

Freestanding Industrial Building



PROPERTY DETAILS

Address:	3306 Allard Avenue, Leduc
Legal:	Plan 1521918, Block 18, Lot 14
Local Government:	City of Leduc
Zoning:	IM (Medium Industrial)
Site Size:	2.03 Acres (+/-)
Total Size:	28,700 SF (+/-)
Warehouse Size:	25,100 SF (+/-)
Office Size:	3,600 SF (+/-)

SCENARIO

3306 Allard Avenue was one of the only speculative, free-standing industrial buildings delivered in the Greater Edmonton market in 2024–2025. Built on 2.03 acres and totaling 28,700 SF, the property offered a rare combination of 10-ton crane capability, 28' clear height, oversized grade loading, washbay, and a fenced, gravel yard — features increasingly difficult to reproduce given construction costs and long lead times.

Located in Leduc Business Park with excellent access to Highway 625, QEII, Airport Road, Nisku Spine Road, and Edmonton International Airport, the building was positioned to capture users needing a modern, move-in-ready facility in a corridor with virtually no new supply.

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SOLUTIONS

AICRE launched a focused campaign targeting active owner-users in fabrication, machining, energy services, and equipment maintenance — industries with strong demand for crane-ready space and functional yard.

Marketing emphasized the building's **“ready to work”** features highlighted in the brochure: four 18'x18' grade doors, 400A+ power (expandable), washbay, built-out office, and immediate availability. Direct outreach, early tours, and construction-stage coordination allowed buyers to evaluate crane capacity, power requirements, and workflow efficiencies before completion.

With replacement costs escalating, AICRE positioned 3306 Allard as a cost- and time-saving alternative to building new — a message that resonated strongly with qualified buyers.

SUCCESS

AICRE successfully sold 3306 Allard Avenue in December 2025, securing a purchaser who recognized the long-term value of a modern, crane-capable industrial asset in Leduc's high-demand corridor.

The sale confirmed the viability of speculative construction in the region and demonstrated that well-designed, heavy-industrial buildings with yard, power, and crane infrastructure continue to perform well in the broader market. The transaction further strengthened AICRE's leadership in new-build, heavy-power, and crane-equipped industrial sales through the Leduc-Nisku submarket.



“Tariffs, financing pressure, and both Canadian and U.S. elections slowed decision-making in early 2025, yet AICRE kept our project and ultimately the deal moving. They found the right buyer, navigated the uncertainty and their hands-on approach and deep understanding of Edmonton's industrial real estate delivered a great result.”

Samir Mejri
ABSK Owner





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