



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



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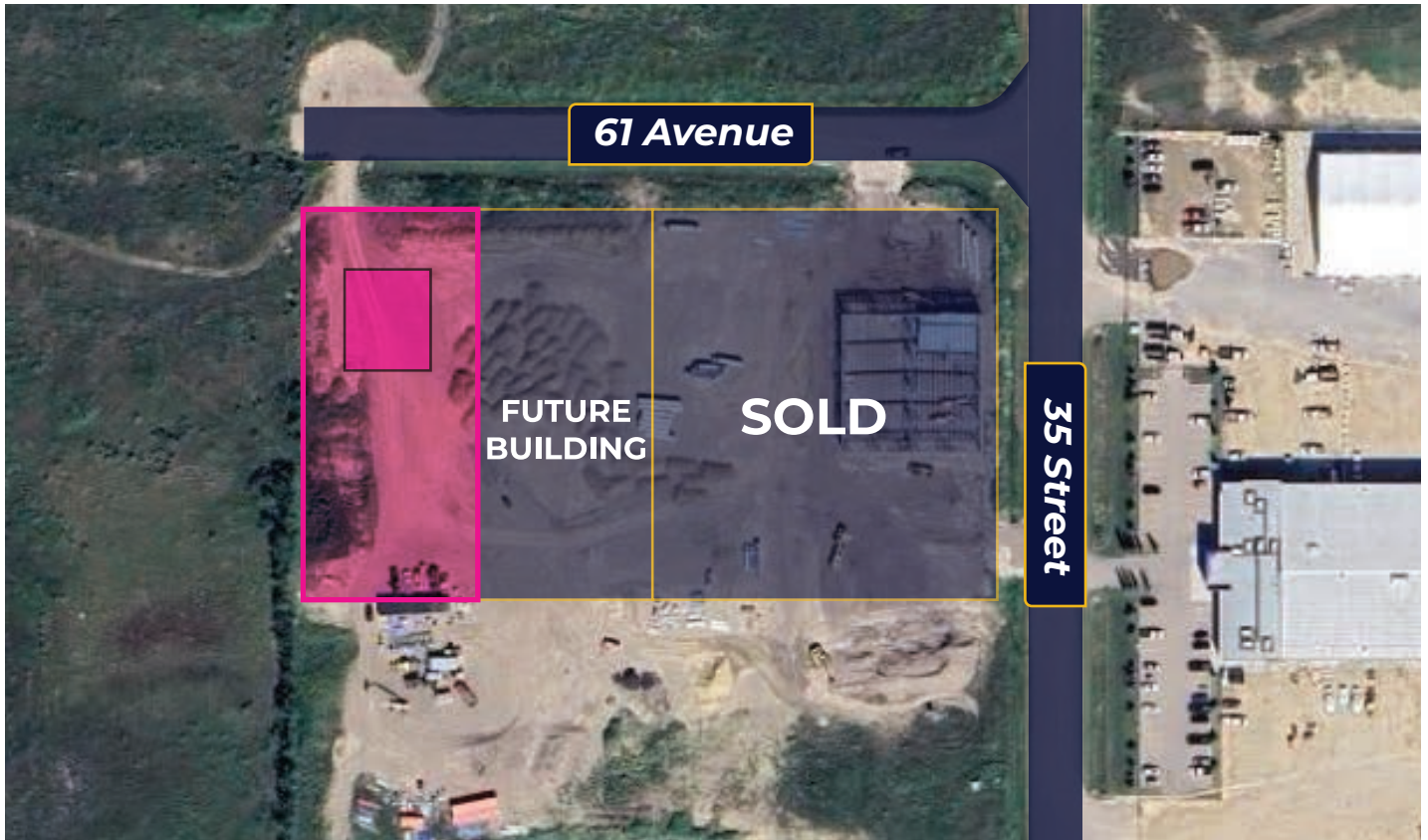
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Property features:



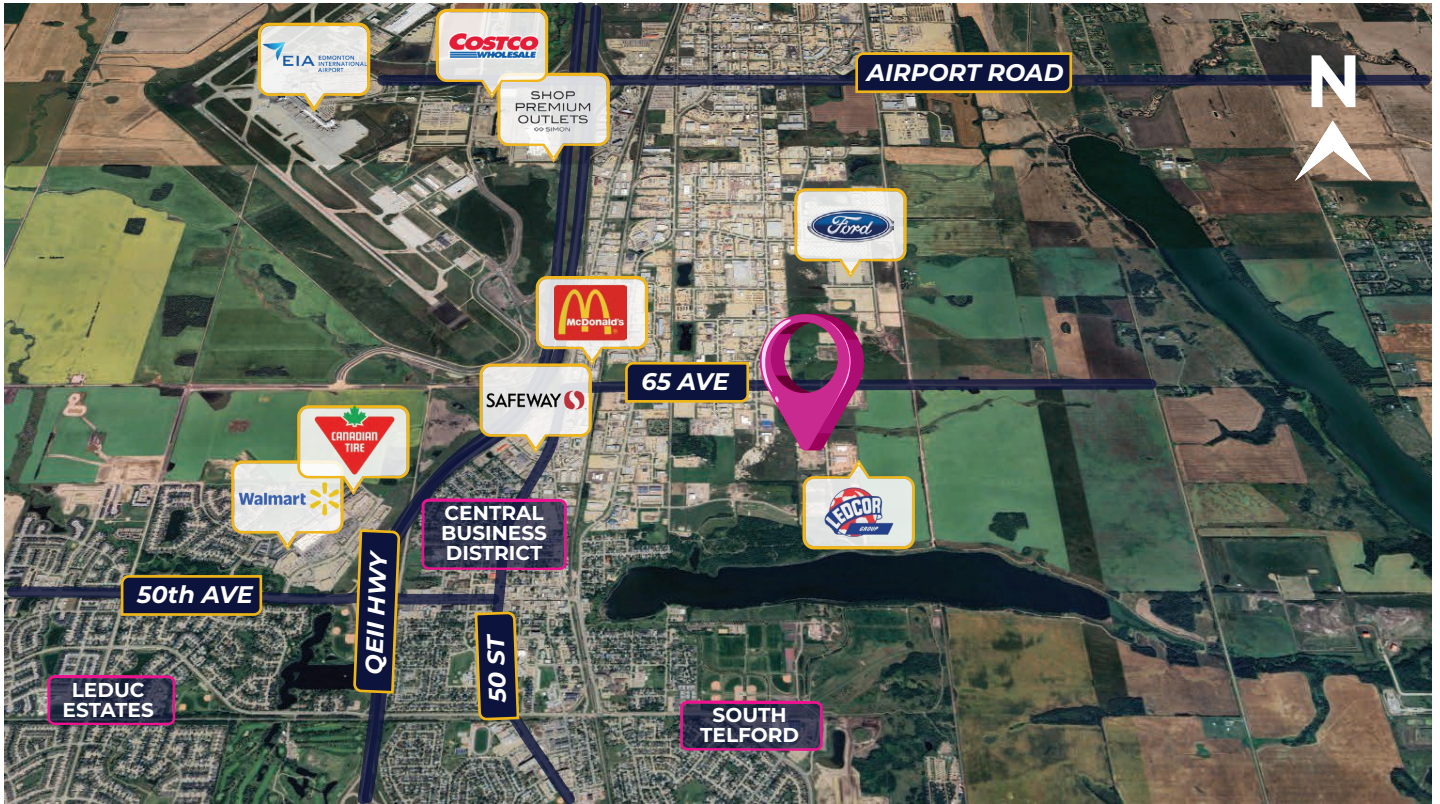
- 3507 61 Avenue, Leduc
- Sold



 **PROPERTY DETAILS**

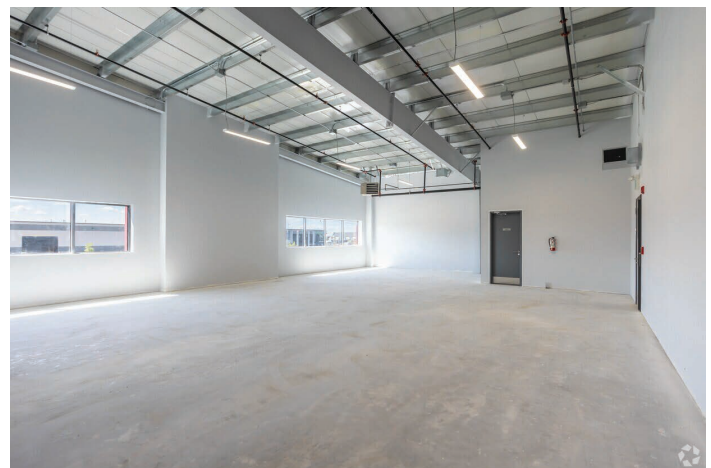
Heat / Make-up Air:	Radiant / Yes
Power:	400 Amp, 600 V, 3 Phase
Loading:	3 x 16' x 16' Grade doors
Ceiling Height:	26' clear
Crane:	2 x 10 Ton cranes
Underhook Height:	22' (estimated)
Wash Bay:	Yes
Floor Drain:	Yes
Sump:	Yes

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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