



Up to 16,800 SF on up to 3.1 acres

- Potential to demise down to 5,340 sf on 0.6 acres (Area 1)
- Ten (10) overhead grade loading doors
- Three (3) drive through bays
- Wash bay and trench drain throughout the shop (Area 2)
- Fenced and gated yard with two access points
- Located on 8 Street, a main arterial in Nisku
- Good access to both Airport Road and Highway 19, while being a short distance from the QE II
- Available October 1, 2021

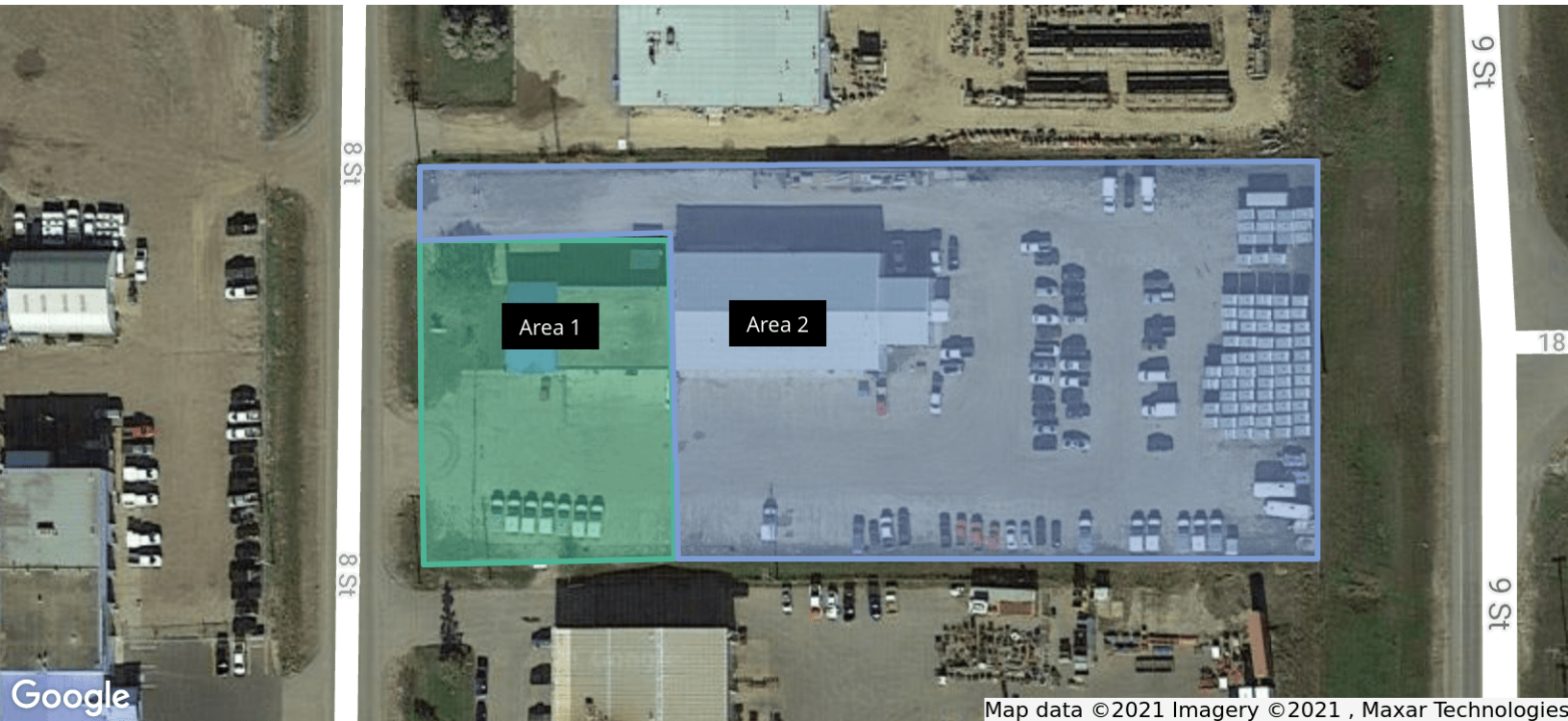
Get more information

David St. Cyr

Principal
D 780 964 4601
david.stcyr@avisonyoung.com

Colin Ludwig

Principal
D 780 995 5404
colin.ludwig@avisonyoung.com



Property Description

Area 1 (Built 1976):

5,340 sf concrete block building
1,750 sf main floor office space
3,590 sf open warehouse space
Additional 600 sf of storage mezzanine area

- (1) 16'x12' and (1) 18'x12' overhead doors
- 20' ceiling height
- Available on up to 0.6 acres

Area 2 (Built 2011):

9,950 sf main floor space metal building
1,300 sf of main floor office space
1,300 sf of second floor office & mezzanine storage space

- A 5 bay shop with central washbay
- (8) 16'x14' overhead doors
 - (3) sump pumps

Offering Summary

Sale Price:	\$3,100,000
Asking Rate:	\$12.95 PSF
Operating Costs:	\$2.10 PSF (2021)
Building Size:	16,800 SF
Site Size:	3.1 acres
Site Coverage:	11%
Zoning:	IND - Industrial
Loading:	Grade (10) Drive through bays (3)
Power:	400 amp, 240 volt, 3 phase service
Parking:	(+/-) 100 unmarked stalls
Year Built:	1976 & 2011
Property Tax:	Tax Levy: \$30,575.83 Local Improvement Levy: \$2,341.39* (*2026 Expiry)

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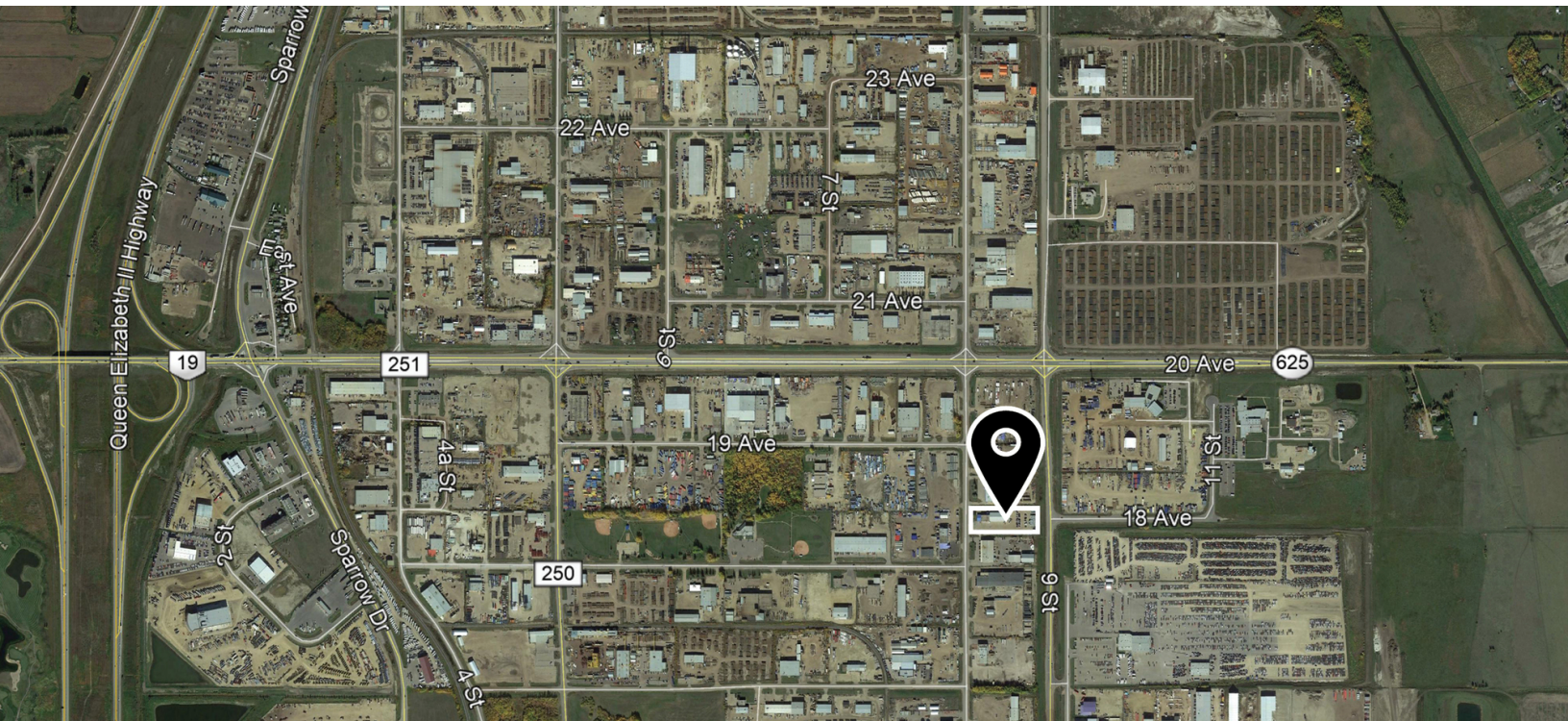
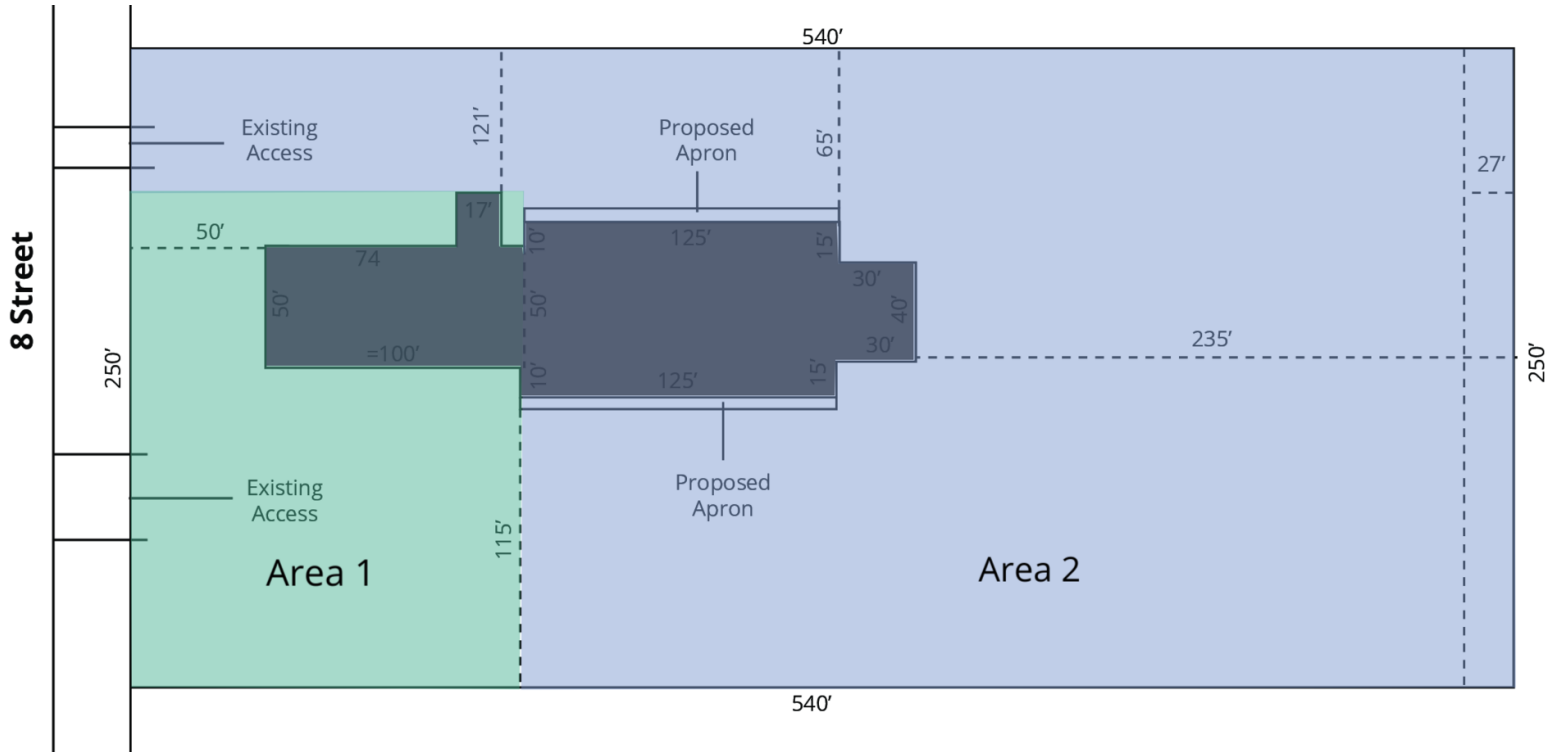
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Industrial Property For Sale/Lease

1803 - 8 Street, Nisku, AB T9E 7S8



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Principal

D 780 995 5404

colin.ludwig@avisonyoung.com

Edmonton | 10111 - 104 Avenue, Suite 2100 | Edmonton, AB T5J 0J4 | 780 428 7850

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