



Price reduced - \$5.95 PSF

- 34,120 sf freestanding building on 2.52 acres
- Two 7.5 ton overhead cranes
- Make-up air system and heavy power
- Large yard with excellent access to Highway 19/625
- Excellent exposure
- Available immediately
- Short term tenancies available



Two 7.5 ton overhead cranes



Grade loading



Large yard

Get more information

David St. Cyr

Principal

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Colin Ludwig

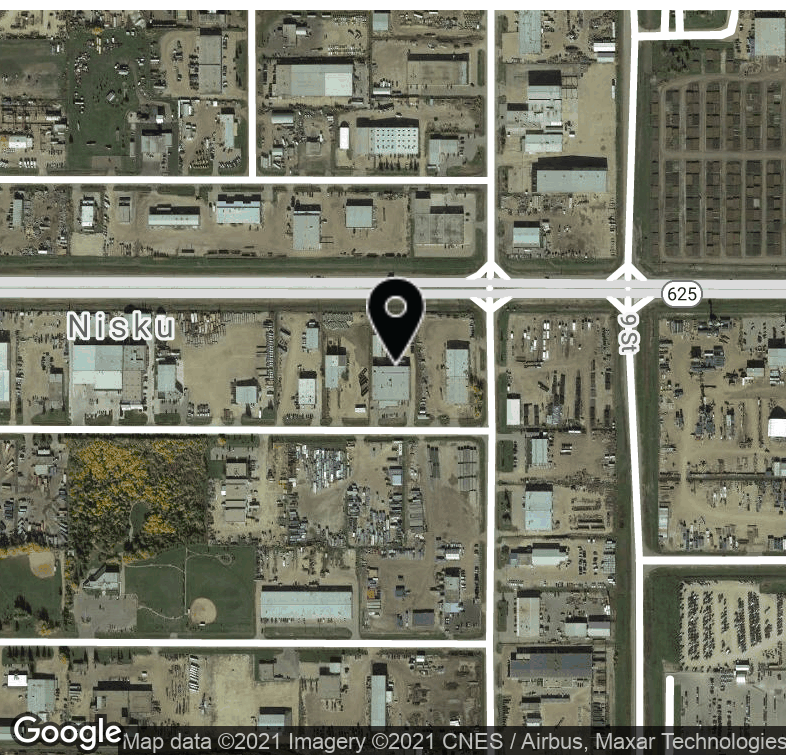
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Industrial Property For Sale/Lease

708 - 19 Avenue, Nisku, AB T9E 7W1



Offering Summary

Sale Price	\$4,450,000
Lease Rate	\$5.95 psf
Building Size	2,920 sf (office) 27,200 sf (warehouse) 4,000 sf (storage building) 34,120 sf (total)
Site Size	2.52 acres
Zoning	IND - Industrial
Loading	Grade (4)
Power	TBD
Cranes	2 x 7.5 ton
Ceiling Height	22' - 24' clear
Property Tax	\$33,268.38 (2020 estimate)
Operating Costs	\$1.31 psf (2020) Property tax & insurance only

**AVISON
YOUNG**

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