



DRIVE-THROUGH WITH CRANES

FENCED YARD

402 | 22 AVENUE
NISKU, AB



Partnership. Performance.

Property Features:

- **22,199 sf available on 2.84 acres**
- Includes ±4,000 square feet of functional office build out over two floors
- Twelve large grade loading doors measuring 14'x 16'
- Large useable fenced yard area with excellent access and egress
- Drive-through in multiple bays, including a wash bay

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Property Details

Address: 402 - 22 Avenue, Nisku

Area Available 19,996 square feet (main floor)
2,203 square feet (second floor office)
22,199 square feet (total)
(plus an additional 1,000 sf of mezzanine)

Ceiling Height: 22' clear

Loading: Grade (12) 14' x 16'

Power: 120/208 volt, 3 phase, 400 amp, plus 600
volt, 600 amp, 3 phase

Cranes: 2 x 5 ton
1 x 6.3 ton

Zoning: IND - Industrial

Year Built: 1989

Taxes (2020): \$30,873.89

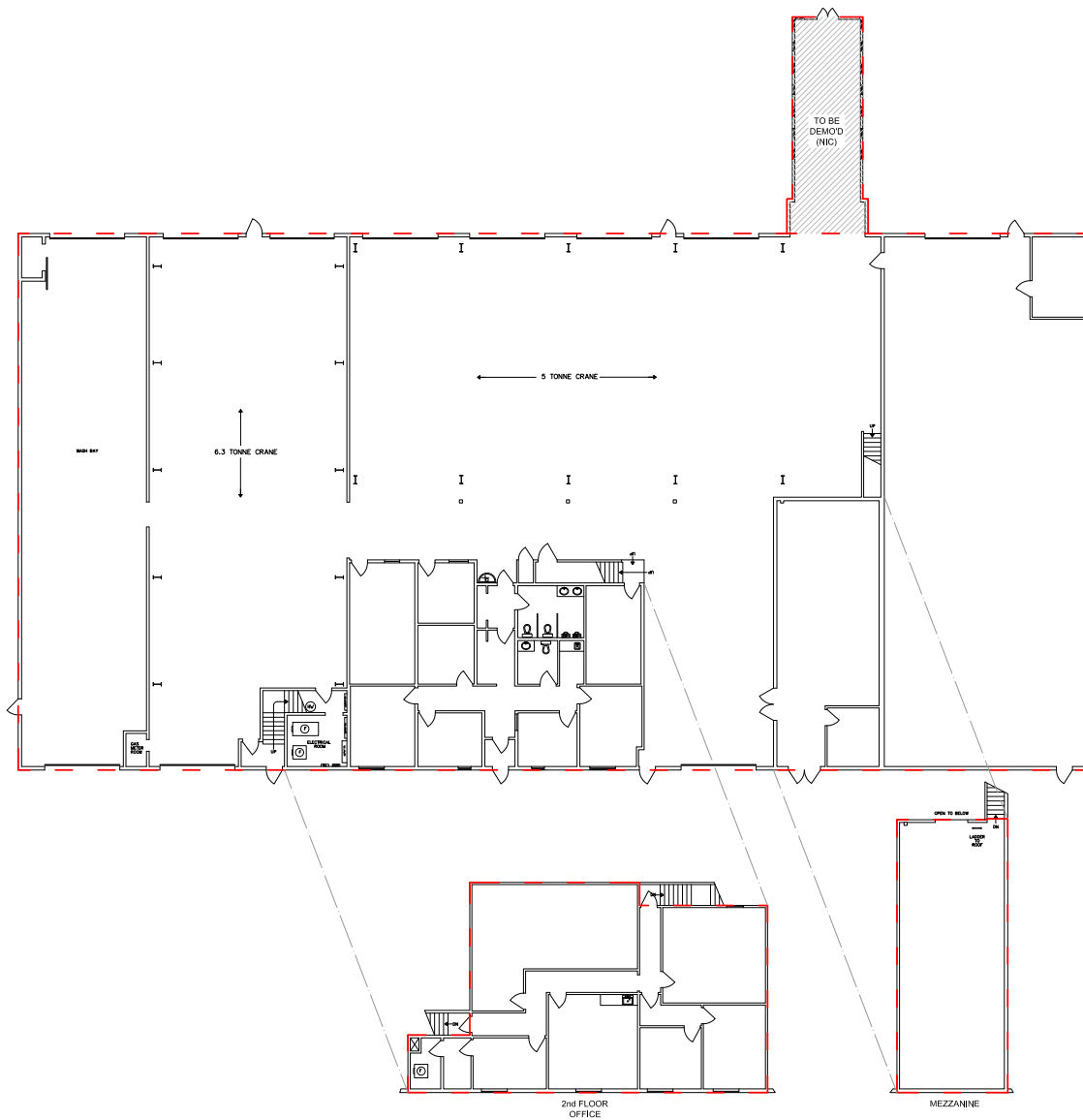
Op. Costs: \$3.81 psf

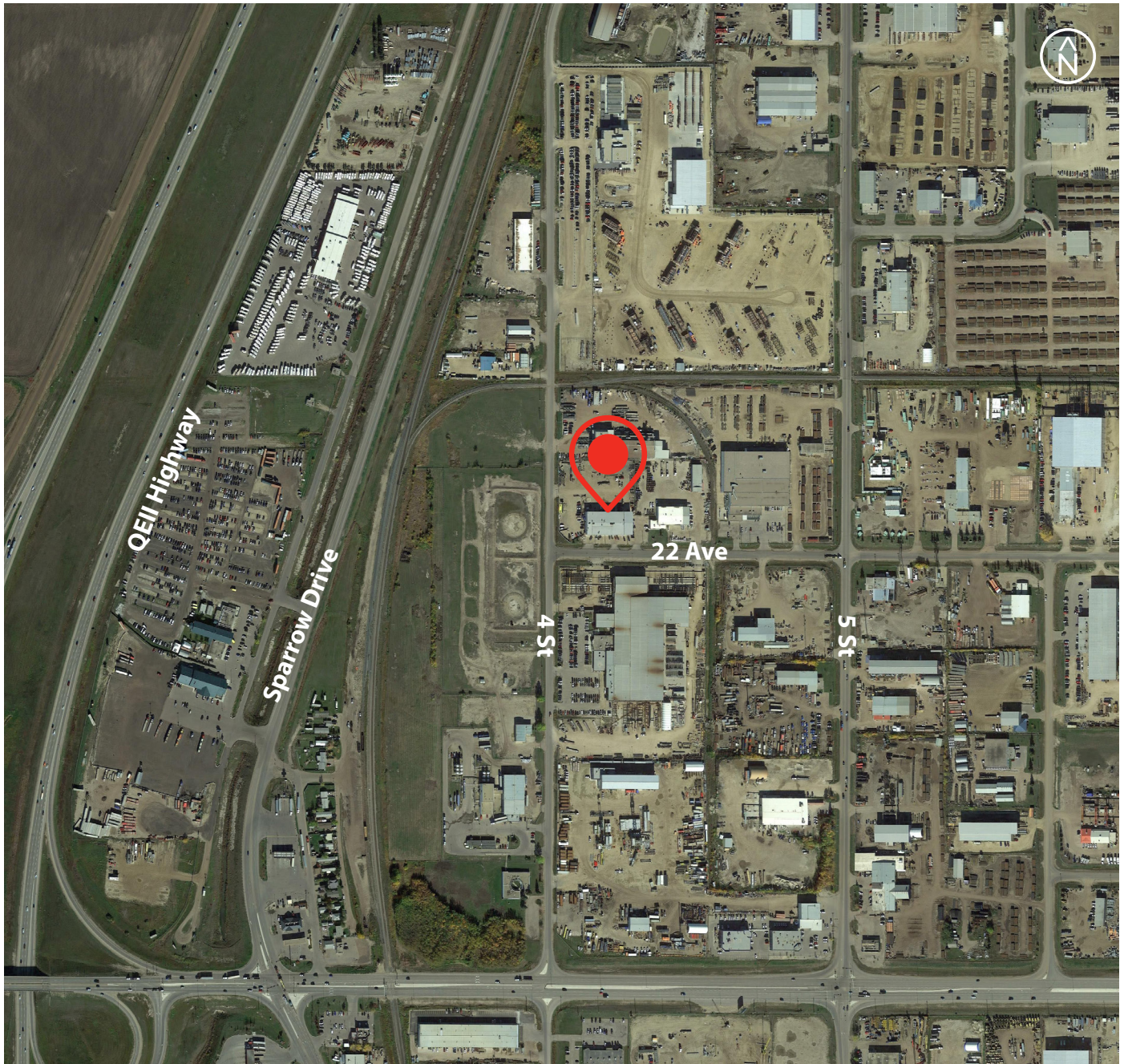
Available: January 2021

Rental Rate: \$11.25 psf

Asking Price: \$3,300,000







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