

FOR SALE/LEASE

INDUSTRIAL CONDO BAY IN NISKU

Bay 10, 1906 4 Street, Nisku, Alberta



PRICE REDUCED

HIGHLIGHTS

- 10,883 sq ft ± industrial bay with direct exposure to the High Load Corridor/Highway 625
- Three OH doors, including one 20' x 14' with automatic opener
- Office area includes 2 offices, lunchroom and washrooms
- One 10-ton overhead crane
- Heavy power
- Excellent access to QEII Highway

KELLY GIBBON

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BERT GAUDET

Director, Associate Broker

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REALTY™**

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#25, 1002 7 Street, Nisku, AB T9E 7P2

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Industrial Condo Bay For Sale or Lease | # 10, 1906 4 Street, Nisku, AB



Property Details & Financials

MUNICIPAL ADDRESS	Bay #10, 1906 4 Street, Nisku, AB
LEGAL DESCRIPTION	Plan 7821253; Block: 1; Lot: 2
TYPE OF PROPERTY	Industrial Condo
ZONING	G1 (General Industrial)
INDUSTRIAL PARK	Nisku Industrial Park
WAREHOUSE AREA	10,208 sq ft ±
OFFICE AREA	675 sq ft ±
TOTAL	10,883 sq ft ±
POWER	480 volt 600 amp (TBC)
HEATING	Unit heaters
LOADING	(3) 10' X 12' OH doors (1) 20' x 14' OH door w/opener
CEILING HEIGHT	13' under hook
CRANES	(1) 10-ton overhead crane
YARD	Hard-packed and graveled
SALE PRICE	\$1,595,000.00
CONDO FEES	\$2,040.58/month (2025)
LEASE RATE	\$9.95/sq ft
OP COSTS	\$4.80/ sq ft
POSSESSION	Immediate



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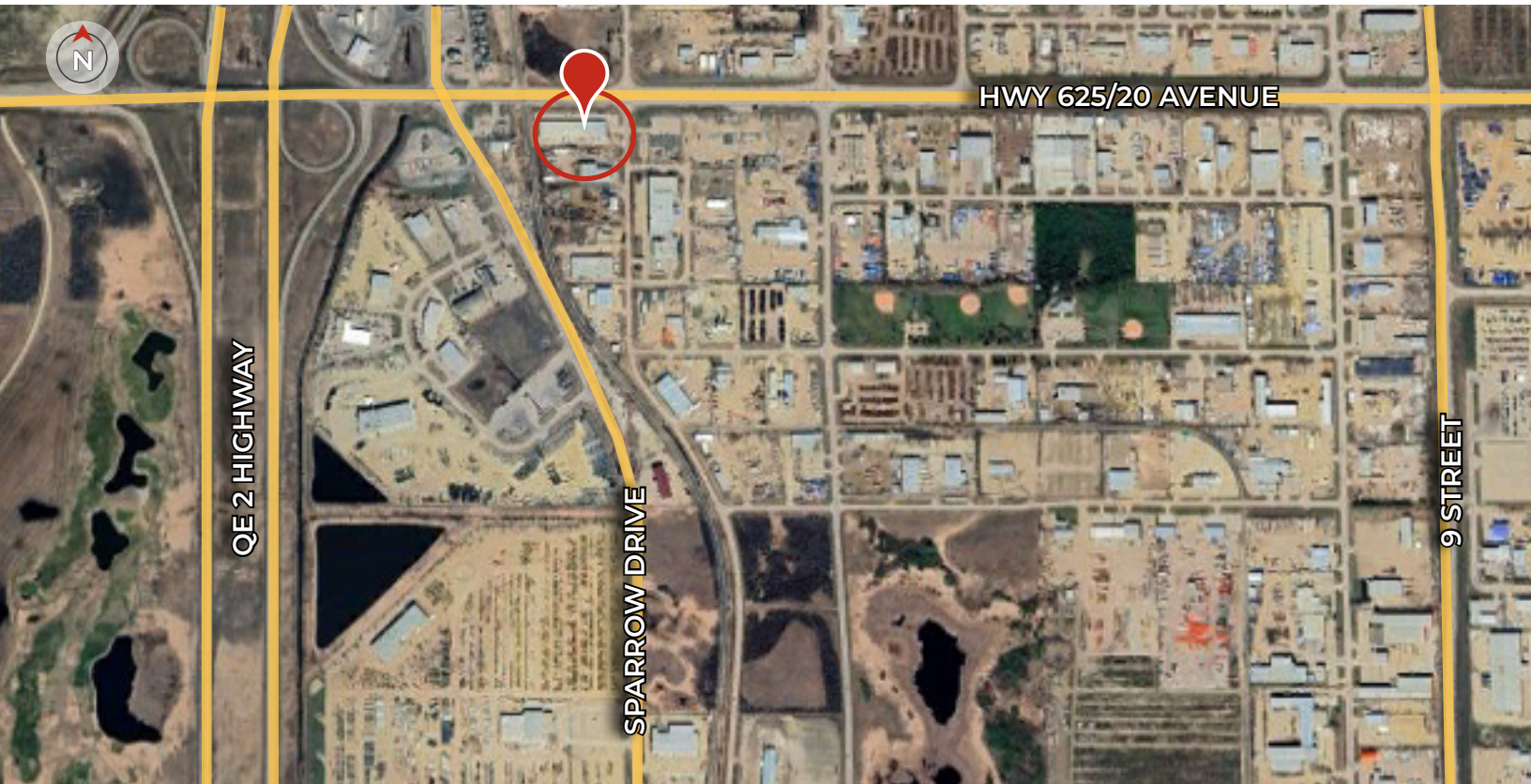
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Property Location



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.



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