

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

EXCELLENT
INVESTMENT
OPPORTUNITY

DRIVE-THRU SHOP
& 2 STOREY OFFICE
ON 4 ACRES



PROPERTY HIGHLIGHTS

HIGH EXPOSURE INDUSTRIAL OFFICE/WAREHOUSE

2803-9 STREET, NISKU, AB

FOR SALE/LEASE

- EXCELLENT EXPOSURE ALONG NISKU SPINE ROAD (NEW 4-LANE MAIN THOROUGHFARE TO BE COMPLETED IN 2018)
- OVERSIZED & POWERED GRADE LOADING DOORS WITH DRIVE-THRU CAPABILITY
- LARGE FLOWING 2 STOREY OFFICE WITH LARGE WINDOWS, ABUNDANT NATURAL LIGHT AND A/C
- LARGE FULLY FENCED YARD WITH EXPANSION OPPORTUNITIES
- IDEAL FOR MANY USES
- 5 MINUTES TO HIGHWAY 2
- 10 MINUTES TO ANTHONY HENDAY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR SALE/LEASE

HIGH EXPOSURE INDUSTRIAL
OFFICE/WAREHOUSE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 2803-9 Street, Nisku, AB

LEGAL ADDRESS: Plan 1223713; Block 1; Lot 2

BUILDING SIZE: 17,490 Sq.Ft (+/-)

Main Floor Office: 4,945 Sq.Ft

Second Floor Office (mezzanine): 4,945 Sq.Ft

Shop Warehouse: 7,600 Sq.Ft

SITE SIZE: 3.79 Acres (+/-)

ZONING: IND (Industrial)

CRANE: Crane ready - up to 5 T

CEILING HEIGHT: 26' clear TBC

LOADING: Drive-through with 6 grade loading overhead doors

SUMPS: 3 sumps (1 in each drive-thru bay)

POWER: 400 amp TBC

HEAT: Radiant and air makeup unit

LEASE RATE: \$14.00/Sq.Ft Net & carefree

PROPERTY TAXES: \$34,272 annual (est.2018)

PURCHASE PRICE: \$3,600,000.00



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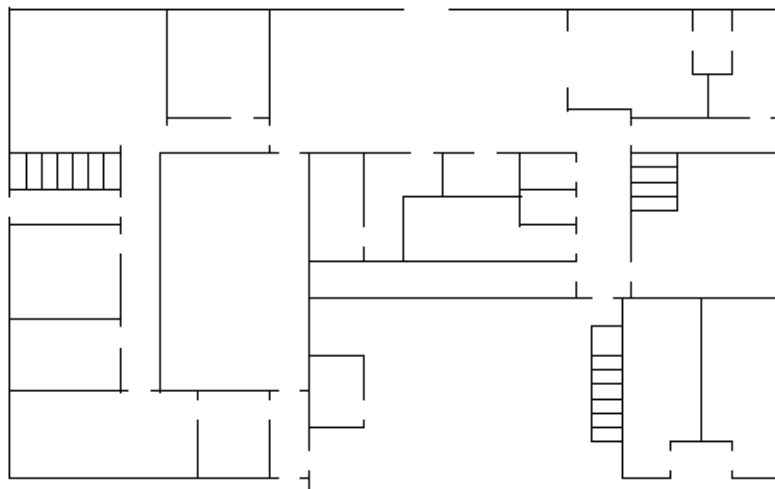
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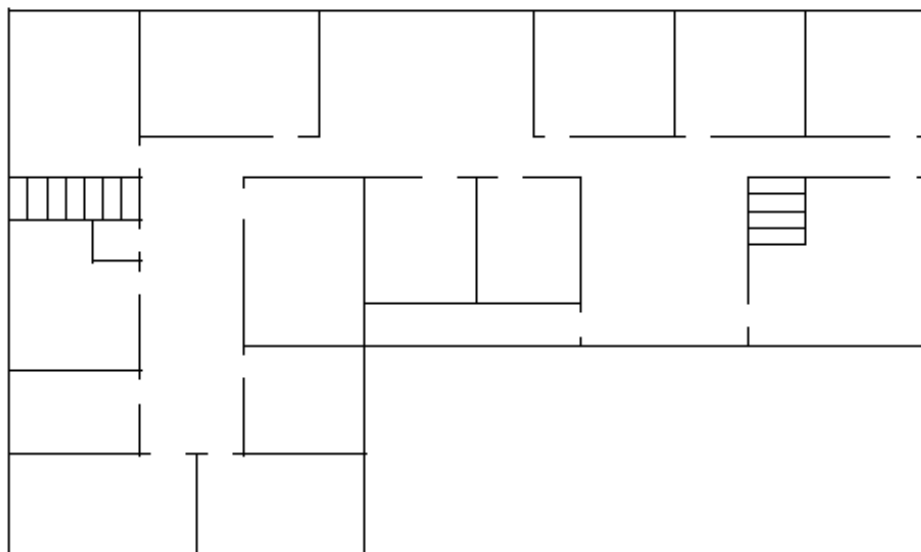
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MAIN FLOOR



SECOND FLOOR



Floorplans may not be exactly as shown

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MORE INFORMATION

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