



PROPERTY HIGHLIGHTS

NISKU MACHINE SHOP WITH YARD

LOCATION:

702 - 23 AVENUE, NISKU AB

FOR SALE

- 10,080 SQ. FT. (+/-) INDUSTRIAL FACILITY FEATURING:
 - 7,000 SQ. FT. CLEARSPAN SHOP (140' X 50')
 - 1,000 SQ. FT. UTILITY AREA (20' X 50')
 - 1,000 SQ. FT. 2ND STORY MEZZANINE
 - 1,080 SQ. FT. OFFICE
- SITUATED ON 1.43 ACRES
- NO BUSINESS TAXES IN LEDUC COUNTY
- LOCATED IN NISKU; EFFICIENT ACCESS TO MAIN THOROUGHFARES (HIGHWAY 2, BEAUMONT, LEDUC AND SOUTH EDMONTON)

FOR SALE

NISKU MACHINE SHOP WITH YARD

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

LEGAL: PLAN: 7722692, BLOCK: 3, LOT: 6

ZONING: Industrial

POWER: Heavy Power (600 Volt, 3-Phase)

LIGHTING: T5

HEAT: Radiant

CEILING HEIGHT: 24' (peak), 20' at eaves

CRANES (160' CRANE WAY):

- 5 ton 40' span Hydramach single girder motorized with 14' clearance
- 6.3 ton 40' span Hydramach double girder motorized with 14' clearance

LOADING: 3 Overhead Grade Loading Doors

- 2 sides at 14' high x 12' wide
- 1 rear at 16' high x 12' wide

POSSESSION: Negotiable

TAXES: \$15,159.48 (2014)

MORE INFORMATION

DON ROBINSON
ASSOCIATE

Cell: 780.655.5667
Direct: 780.784.5355
Fax: 780.483.2277
don@lizotterealestate.com

ASKING PRICE:
BUILDING & LAND ONLY
\$2,190,000.00



702 - 23 AVENUE



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

FOR SALE

NISKU MACHINE SHOP WITH YARD

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

MACHINERY/EQUIPMENT AND PROFITABLE BUSINESS FOR SALE

Additional information available to qualified buyers upon signing of Confidentiality Agreement

CHATELS: Multiple machines available (all hard-wired)

ASSORTMENT OF BENCHES, GRINDERS, LATHES, AND MUCH MORE:

- Vibrators
- Dust Collectors
- Hardness Tester
- Pallet Jack
- Carts
- Welder & Comp
- Coolant Tanks
- Drum Vacuum
- Air Cooler
- Mag Lifter
- Containers
- Chucks
- Maga Fluxlite
- Centers
- Graphite
- Floor Scrubber
- 3' Surface Plate
- Gauge Rings
- Comparator
- Polisher
- 1 Wire EDM
- 1 Sinker EDM
- Harrison Lathe
- Elect Panels



ASKING PRICE:
BUSINESS & EQUIPMENT
\$519,000.00



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8