



PROPERTY HIGHLIGHTS

SAI AIRPORT PLAZA

LOCATION:

201-19 AVENUE, NISKU, AB

FOR LEASE

- NEW DEVELOPMENT IN FIRST PARK NISKU
- BAYS STARTING FROM 2,144 SQ.FT(+/-)
- MAJOR INDUSTRIAL BUSINESSES NEARBY, INCLUDING CAMEX, CROPAC AND NISKU FORD
- ABUNDANT AMENITIES FOR EMPLOYEES AND CUSTOMERS INCLUDING, TIM HORTONS, PETRO CANADA, A & W AND THE COMFORT INN
- GREAT ACCESS TO QEII HIGHWAY AND SPARROW DRIVE
- YARD STORAGE AVAILABLE
- HIGH VISIBILITY FROM QEII

FOR LEASE

SAI AIRPORT PLAZA

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 201-19 Avenue, Nisku, AB

LEGAL: Plan 0829105, Block 1, Lot 16

SIZE: Starting at 2,144 Sq.Ft (+/-)

ZONING: CS (Service Commercial District)

POSSESSION: Summer 2017

PARKING: Ample/Scramble

LEASE RATE: Starting at \$15.00/Sq.Ft

OPERATING COSTS: \$4.50/Sq.Ft (TBC)

ADDITIONAL DETAILS:

- SAI Airport Plaza is a new 21,774 Sq.Ft Development in Nisku's First Industrial Park. A beautifully designed and energy efficient building, with a fully paved driveway and landscaping.
- Commercial Services Zoning allows for a wide range of uses, including office and retail, as well as automotive sales and repair, equipment sales and repair, light industrial users and warehouse storage.
- Bays starting from 2,144 Sq.Ft(+/-), custom office build-out available, grade loading door, 21' ceiling height.

MORE INFORMATION

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