



PROPERTY HIGHLIGHTS

IMMACULATE 3,600 SQ.FT NISKU BAY

LOCATION:

508-11 AVENUE, NISKU, AB

FOR LEASE

- WELL KEPT OFFICE/WAREHOUSE
- 600 SQ.FT (+/-) MAIN FLOOR OFFICE AND 600 SQ.FT (+/-) FINISHED 2ND FLOOR OFFICE (FURNISHED)
- 2,400 SQ.FT WAREHOUSE WITH ADDITIONAL BATHROOM, PLUS SMALL STORAGE MEZZANINE (NOT INCLUDED IN TOTAL SQ.FT)
- GRAVELED, FENCED AND GATED YARD STORAGE
- GREAT ACCESS TO AIRPORT ROAD AND QE II
- 16' GRADE LOADING DOOR AND SUMP IN WAREHOUSE

FOR LEASE

IMMACULATE 3,600 SQ.FT NISKU BAY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



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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.LIZOTTEREALSTATE.COM

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

FOR SALE

IMMACULATE 3,600 SQ.FT NISKU BAY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 508-11 Avenue, Nisku, AB
LEGAL ADDRESS: Plan 7922576, Block 17, Lot 15
SIZE: 3,600 Sq.Ft (+/-)
ZONING: IND (Industrial)
PARKING: Ample
LOADING: (1) 14' x 16' grade loading door
CEILING HEIGHT: 20'-22'
POWER: 200 amp, 120/208 Volts, 3 Phase
HEATING: Radiant
POSSESSION: Available from July 1, 2017
LEASE RATE: \$13.00/Sq.Ft
OP.COSTS: \$3.90/Sq.Ft est. includes water and power

MORE INFORMATION

RICHARD LIZOTTE
PRESIDENT/BROKER

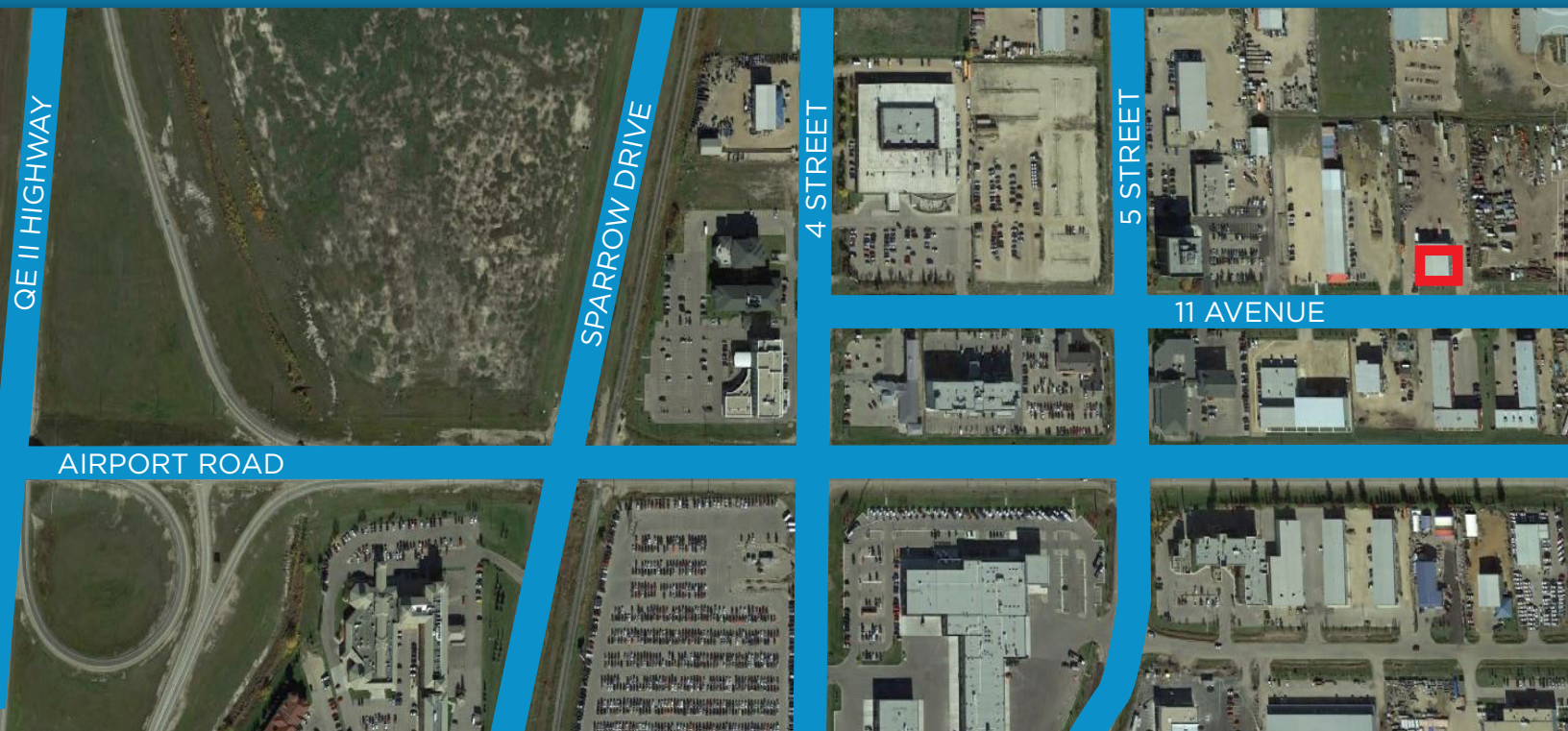
Cell: 780.292.1871
Direct: 780.784.5360
Fax: 780.483.2277
richard@lizotterealestate.com

HARRIS PIPELLA
VICE PRESIDENT/ASSOCIATE

Cell: 780.905.2729
Direct: 780.784.5353
Fax: 780.483.2277
harris@lizotterealestate.com

JIM MCKINNON
PARTNER/ASSOCIATE

Cell: 780.719.8183
Direct: 780.784.5361
Fax: 780.483.2277
jim@lizotterealestate.com



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