



## PROPERTY HIGHLIGHTS

### STATE OF THE ART PIPE FACILITY

#### LOCATION:

1103-17 AVENUE, NISKU, AB

# FOR SALE

- CLEAR SPAN WAREHOUSE WITH MULTIPLE CRANES
- MAKE-UP AIR SYSTEM
- INDUSTRIAL ZONING SUITS A WIDE RANGE OF USES
- FENCED AND GATED
- BRIGHT SPACIOUS OFFICE BUILD OUT
- HEAVY GRADE YARD
- EQUIPMENT & CHATELS NEGOTIABLE

# FOR SALE

## STATE OF THE ART PIPE FACILITY

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### LOCATION HIGHLIGHTS

- Great location with easy access to the high load corridor and QEII Highway
- Two site access points
- Ideal location for manufacturing & pipe users



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.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 AVENUE, EDMONTON, AB T5J 1W8

# FOR SALE

STATE OF THE ART PIPE FACILITY

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# FOR SALE

## STATE OF THE ART PIPE FACILITY

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### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 1103-17 Avenue, Nisku, AB

**LEGAL ADDRESS:** Plan 0624976, Block 2, Lot 5

**SITE SIZE:** 7.49 Acres

**BUILDING SIZE:** 53,275 Sq.Ft (+/-)

- Office: 5,313 Sq.Ft (+/-)
- Warehouse: 47,962 Sq.Ft (+/-)

**YEAR BUILT:** 2007 (new addition completed in 2011)

**ZONING:** IND (Industrial)

**POSSESSION:** Negotiable

**PARKING:** Ample

**LOADING:** (5) 14' x 16' drive-in doors (automatic)

**CRANES:**

- (1) 10 ton overhead crane 23' hook height
- (1) 5 ton overhead crane 23' hook height

**CEILING HEIGHT:** 28'

**POWER:** 1,600 amp, 277/480 volt, 3 phase service (TBC)

**HEATING:** Infrared Tube Heaters throughout

**LIGHTING:** T5 Fluorescent

### MORE INFORMATION

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**PURCHASE PRICE: \$13,500,000.00**



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