



## NISKU FREESTANDING BUILDING

702 - 19 Avenue, Nisku, AB

# FOR SALE/LEASE

## PROPERTY HIGHLIGHTS

- 8,000 Sq.Ft. (+/-) Stand Alone Building on 2.29 Acres
- 5,500 Sq.Ft. (+/-) Warehouse/Shop
- 1,500 Sq.Ft. (+/-) Office, Additional 1,000 Sq.Ft. Mezzanine Office/Suite
- Low Site Coverage and Great Ingress/Egress
- Exposure to Highway 625/20 Avenue
- Easy Access to QEII Highway
- Drive-Thru Washbay











# NISKU FREESTANDING BUILDING FOR SALE/LEASE

## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	702 - 19 Avenue, Nisku, AB
<b>LEGAL ADDRESS:</b>	Plan 7520436, Block 2, Lot 10
<b>SIZE:</b>	8,000 Sq.Ft (+/-)
<b>Warehouse:</b>	5,500 Sq.Ft (+/-)
<b>Office:</b>	1,500 Sq.Ft (+/-)
<b>Additional Mezzanine:</b>	1,000 Sq.Ft (+/-)
<b>ZONING:</b>	IND (Industrial)
<b>SITE COVERAGE:</b>	8%
<b>POSSESSION:</b>	Immediate
<b>LOADING:</b>	(5) Grade loading doors (1) Drive-thru washbay
<b>POWER:</b>	400 Amp; 3 Phase
<b>WASHBAY, FLOOR DRAIN &amp; SUMPS</b>	
<b>PROPERTY TAXES:</b>	\$16,232 (2019)
<b>PURCHASE PRICE:</b>	\$1,999,999
<b>LEASE RATE:</b>	\$12,500/month (net)

## MORE INFORMATION

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