

# FOR LEASE

3,600 Sq. Ft. (+/-)  
on 1 Acre (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**3290 - 8 Street, Nisku, AB**

## 1 ACRE FENCED, COMPACT YARD WITH QUONSET

### Property Highlights

- Excellent location in Nisku
- Exposure to QEII Highway
- Quick access north to 41 Ave SW and south to Edmonton International Airport (EIA), EIA Premium Outlet Collection, Discovery Business Park and Century Mile Race Track and Leduc
- Zoned IND (Industrial)
- Fenced, gated and graveled



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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.

# FOR LEASE

1 ACRE FENCED, COMPACT YARD WITH QUONSET

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 3290 - 8 Street, Nisku, AB

**Legal Address:** Plan 0324910, Block 1, Lot 4

**Size:** 3,600 Sq. Ft. (+/-) quonset

**Lot Size:** 1 Acre (+/-) Fenced, gated, and graveled

**Zoning:** IND (Industrial)

**Possession:** Immediate

\$\$\$

**Lease Rate:** \$6,000/Month

**Property Taxes:** TBC

## Contact

**Richard Lizotte**

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

**Lee Berger**

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

