

FOR SALE/LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

HEAVY DUTY SHOP



CustomVac Office/Shop

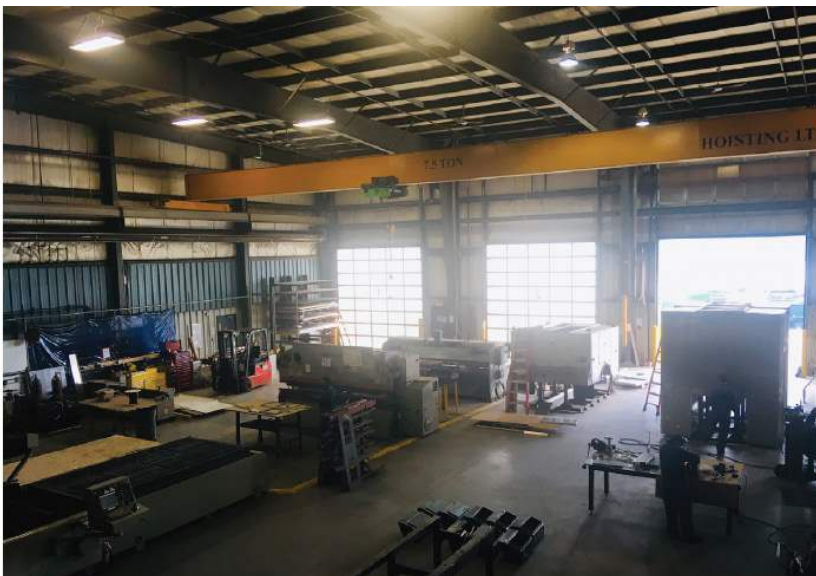
605 - 15 Avenue, Nisku, AB

Property Highlights

- 2.17 Acres (+/-)
- 20,000 Sq.Ft. (+/-) shop
- 2,500 Sq.Ft. (+/-) office
- Make up air units
- Low site coverage, with fully fenced and gated yard
- Wash bay, sumps, Hotsy
- Cranes
- Heavy power

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Lizotte and Associates Real Estate Inc.
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Property Details

Municipal Address:	605 - 15 Avenue, Nisku, AB
Legal Address:	Plan 7821344, Block 11, Lot 1
Zoning:	Industrial (IND)
Size:	2.17 Acres (+/-)
Shop Size:	22,500 Sq.Ft. (+/-)
Power:	1,200 Amp, 600 - 347 V, 3 Phase
Heating:	Radiant
Ceiling Height:	29' – 20' Underhook
Loading:	8 x 16' x 16' doors
Cranes:	1x10 T / 2x7.5 T–100% shop coverage
Wash Bay:	Floor drain, sump, and Hotsy
Parking:	Paved - ample surface parking
Possession:	Immediate/Negotiable
Lease Rate:	\$10.00/Sq.Ft.
Asking Price:	\$4,500,000
Property Taxes:	\$41,033.84

Contact

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