

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Immaculate Nisku Bay

508 - 11 Avenue, Nisku, AB

3,600 Sq.Ft. (+/-)

Property Highlights

- Well kept office/warehouse
- 600 Sq.Ft. (+/-) main floor office and 600 Sq.Ft. (+/-) finished second floor office
- 2,400 Sq.Ft. (+/-) warehouse with additional bathroom plus small storage mezzanine
- Graveled, fenced, and gated yard storage
- Great access to Airport Road and QEII

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Property Details

Municipal Address:	508 - 11 Avenue, Nisku, AB
Legal Description:	Plan 7922576, Block 17, Lot 15
Size:	3,600 Sq.Ft. (+/-)
Zoning:	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:	Immediate
Lease Rate:	\$13.00/Sq.Ft.
Op. Costs:	\$3.90/Sq.Ft (includes water and power)

Contact

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