

FOR LEASE

Up To 14,150 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



511 - 11 Avenue, Nisku, AB

AIRPORT ROAD OFFICE/WAREHOUSE

Property Highlights

- Ample natural lighting
- Demisable Options
- Zoning allows for a variety of uses ranging from retail to light industrial
- Forced air heating
- Just off Airport Road and minutes to Highway 2
- Asphalt parking and graveled rear access
- Airport Road average 14,420 VPD (2017)
- Two storey office build out
- Multiple washrooms throughout



780.488.0888



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

Airport Road Office/Warehouse

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Airport Road Office/Warehouse

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ADDITIONAL INFORMATION

- Prime high exposure location
- Motivated landlord
- Free rent incentives
- Newly build out office area
- Yard options available
- Transit system located across the street



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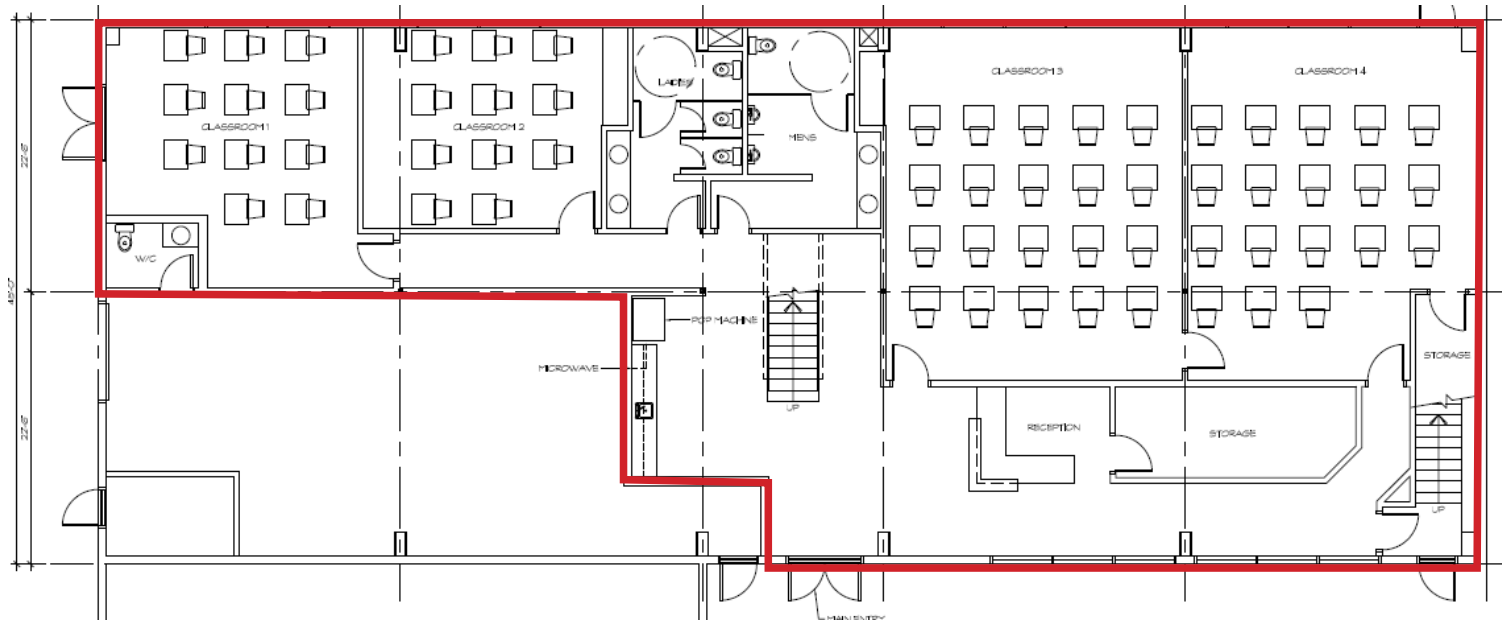
FOR LEASE

Airport Road Office/Warehouse

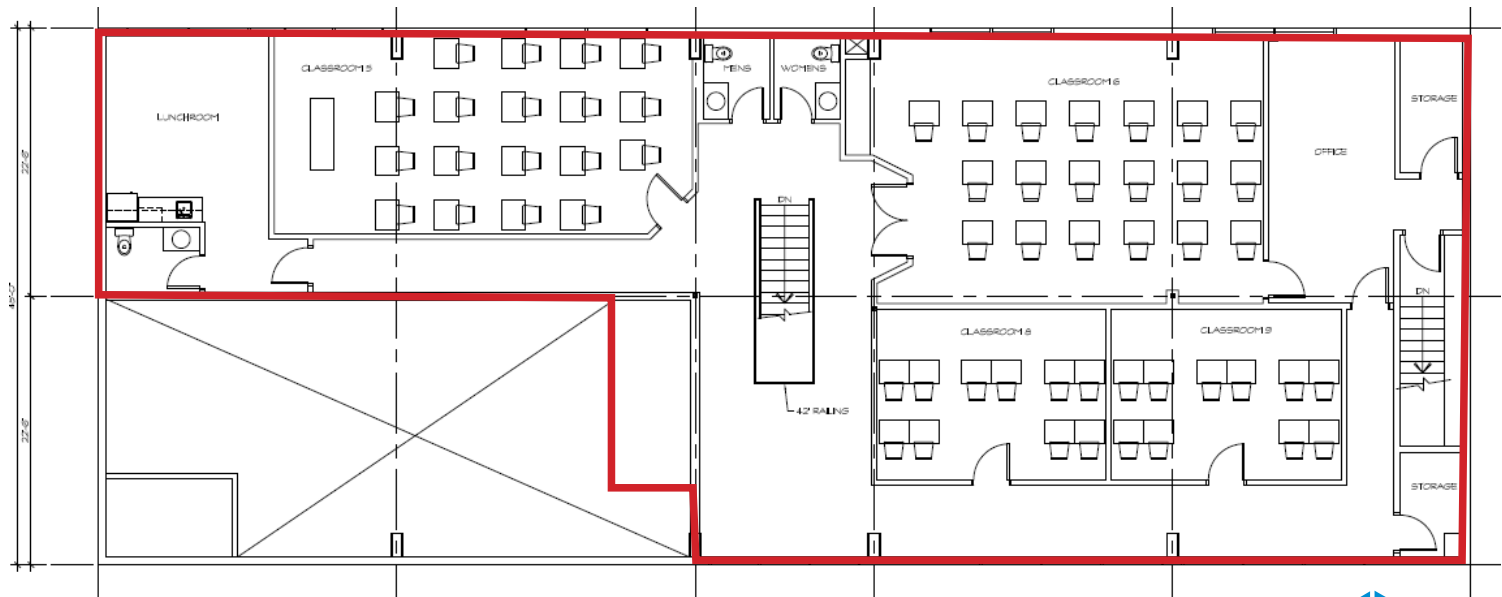
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2 Storey Office Build Out - Current Floor Plan

Main Floor



Second Floor



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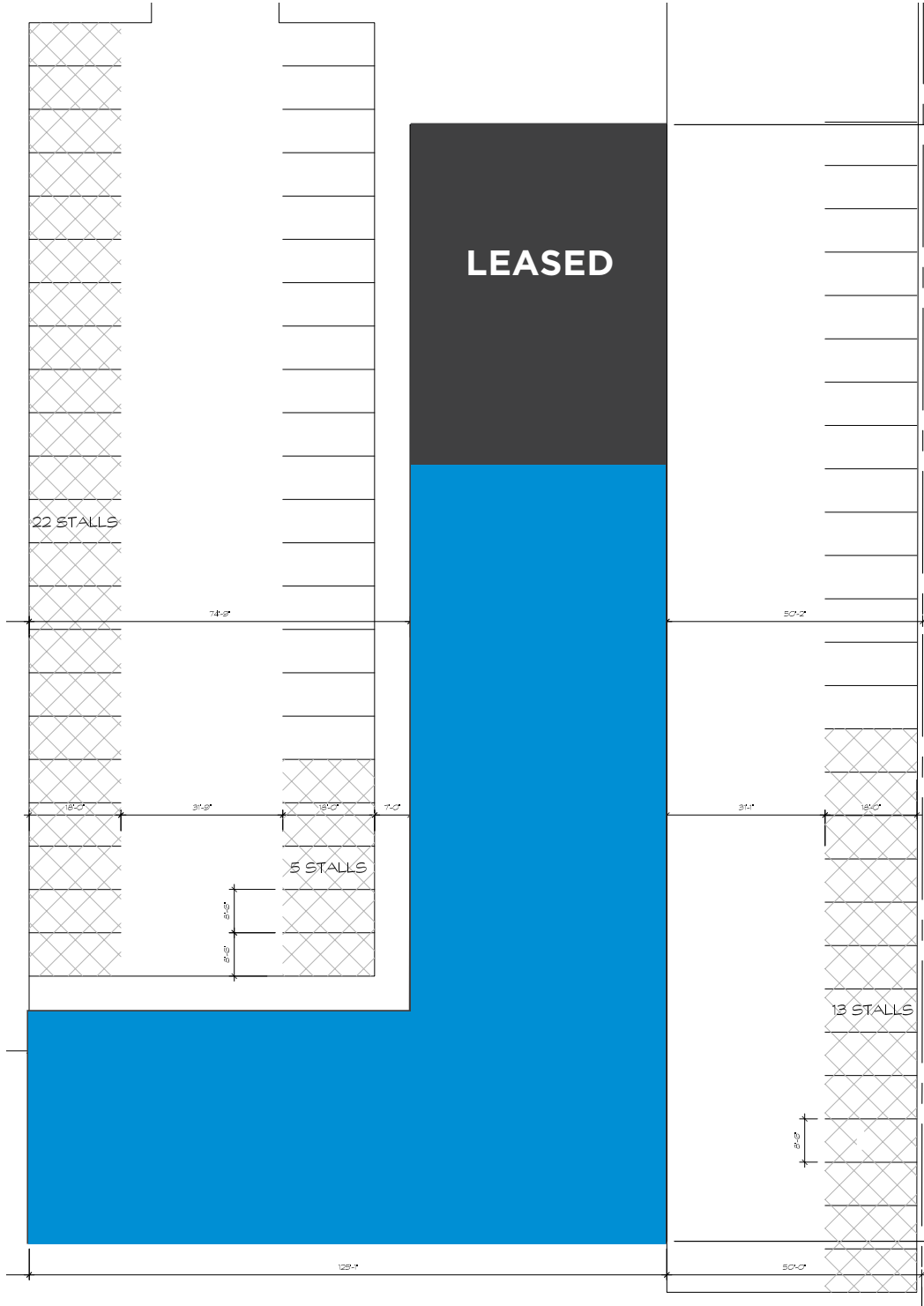
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14,150 SF Available Space



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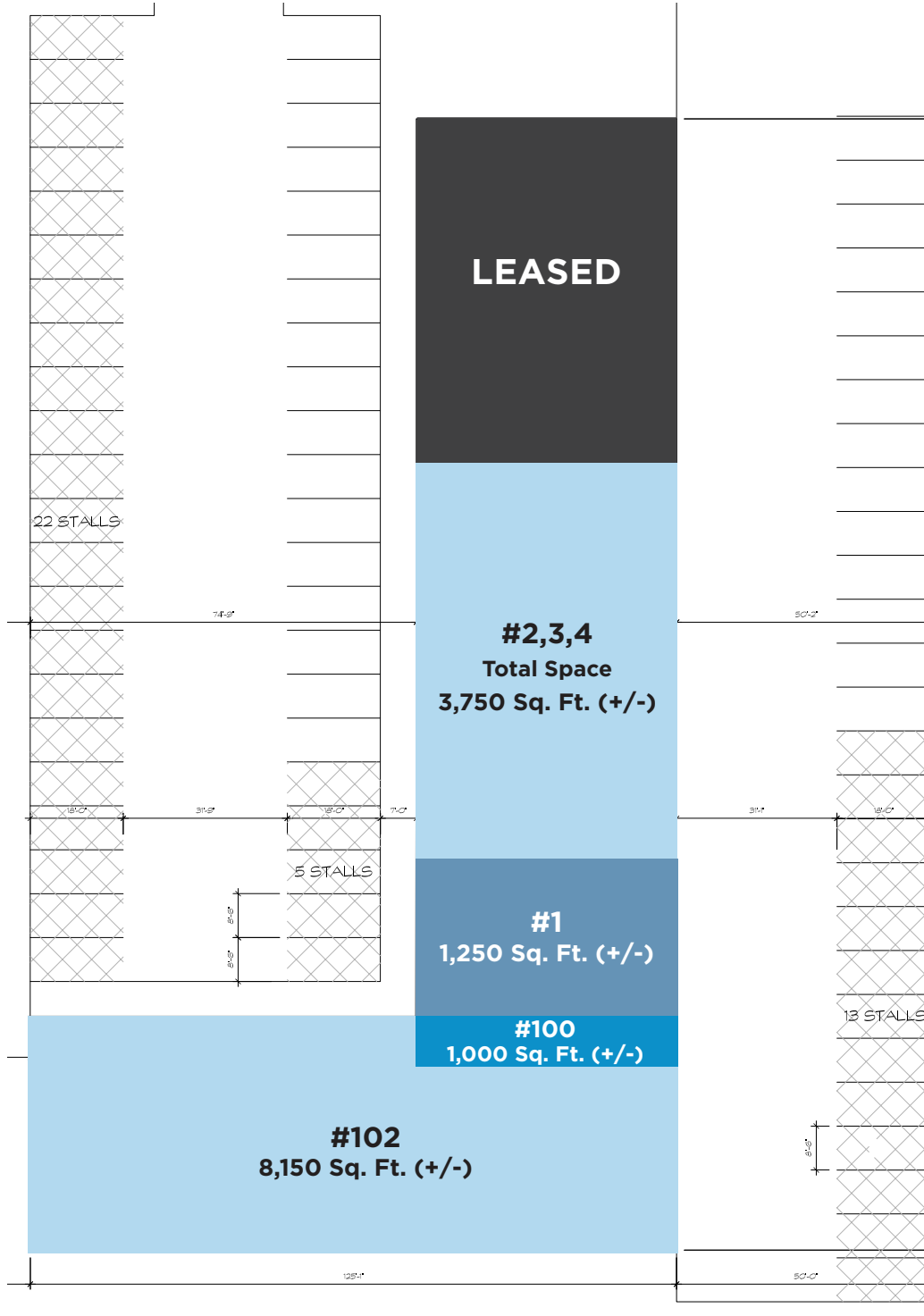
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Demisable Options



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Property Information

Municipal Address: 511 - 11 Avenue, Nisku, AB

Legal Address: Plan 7922576; Block 15; Lot 13

Building Size: 14,150 Sq. Ft. (+/-) (Demisable Options)

Zoning: CS (Service Commercial)

Parking: Ample Surface Parking

Power: 225 Amp 240 Volt 3 Phase (TBC)
Plus additional power in each bay

Heating: In-floor hot water heating

Ceiling Height: 22' - 23'10" Clear

Loading: Four (4) 12'x12' Grade
One (1) 10'x12' Grade

Possession: Immediate/negotiable

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Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$3.60/Sq. Ft.

Contact

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