

FOR SALE

17,900 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



511 - 11 Avenue, Nisku, AB

OWNER-USER OPPORTUNITY

Property Highlights

- Ample natural lighting
- Zoning allows for a variety of uses ranging from retail to light industrial
- Forced air heating
- Direct exposure to Airport Road
- Asphalt parking and graveled rear access
- Airport Road average 14,420 VPD (2017)
- New two storey office build-out
- Ample Parking
- Extensive upgrades completed



780.488.0888



www.lizotterealestate.com



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



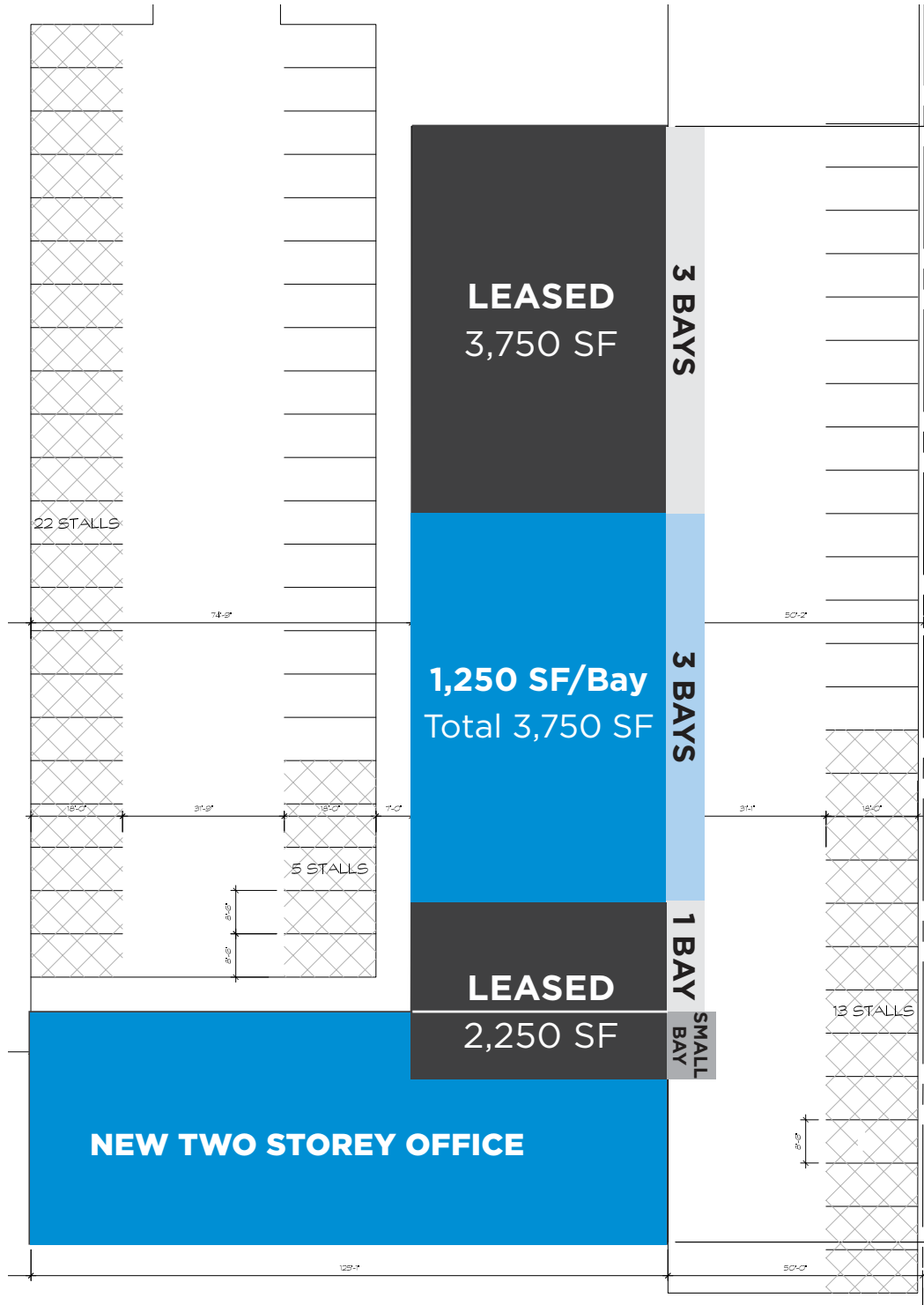
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Airport Road Office/Warehouse

LIZOTTE
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11,900 SF Available



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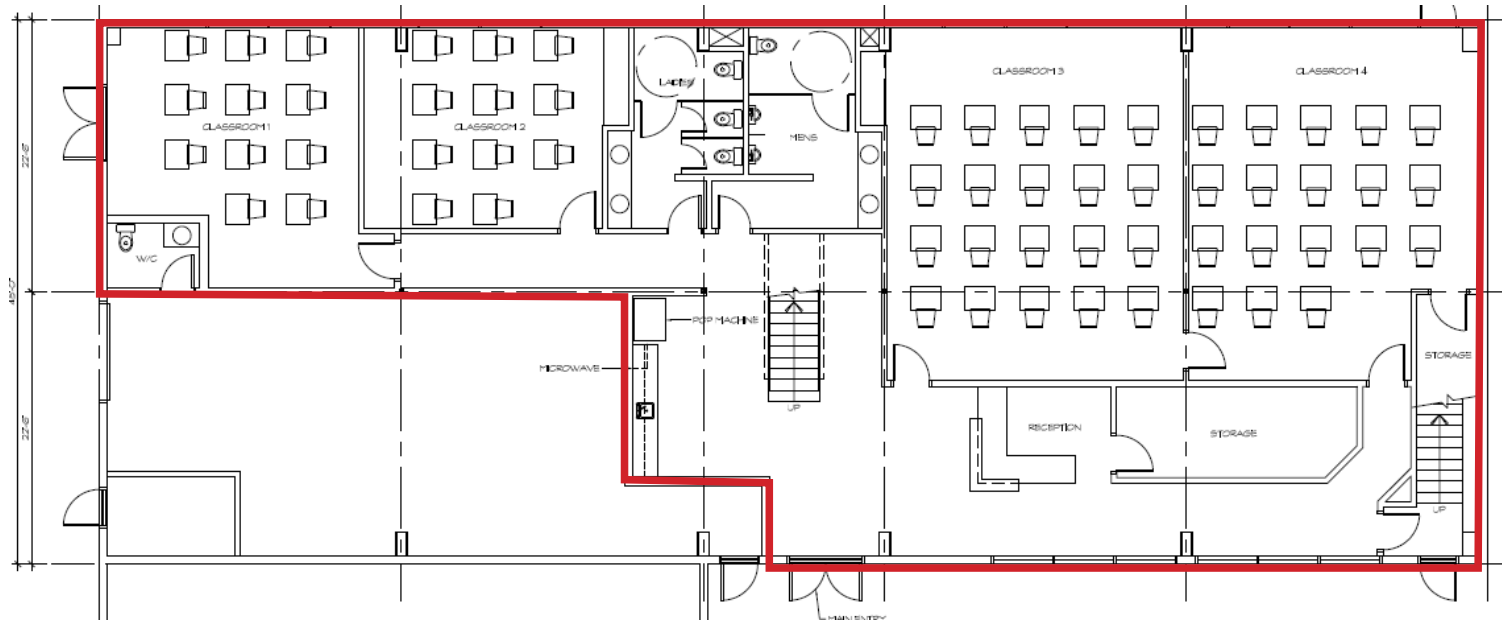
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Airport Road Office/Warehouse

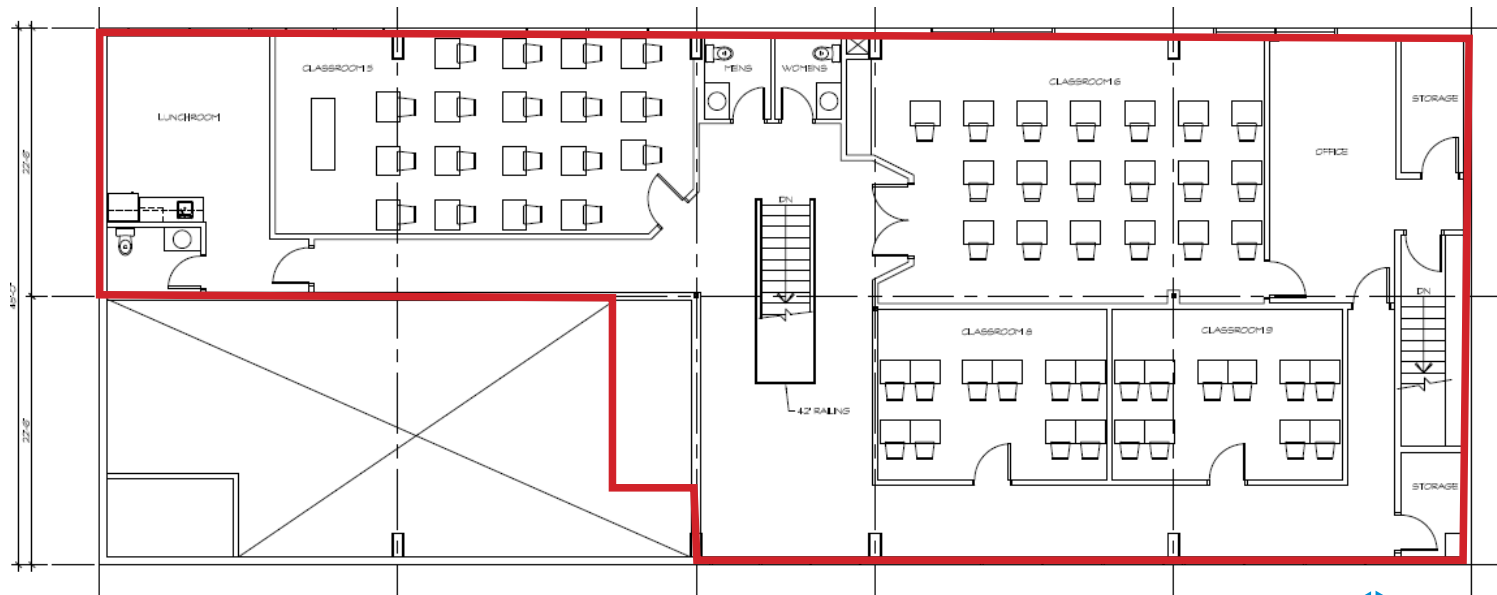
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New 2 Storey Office Build Out - Current Floor Plan

Main Floor



Second Floor



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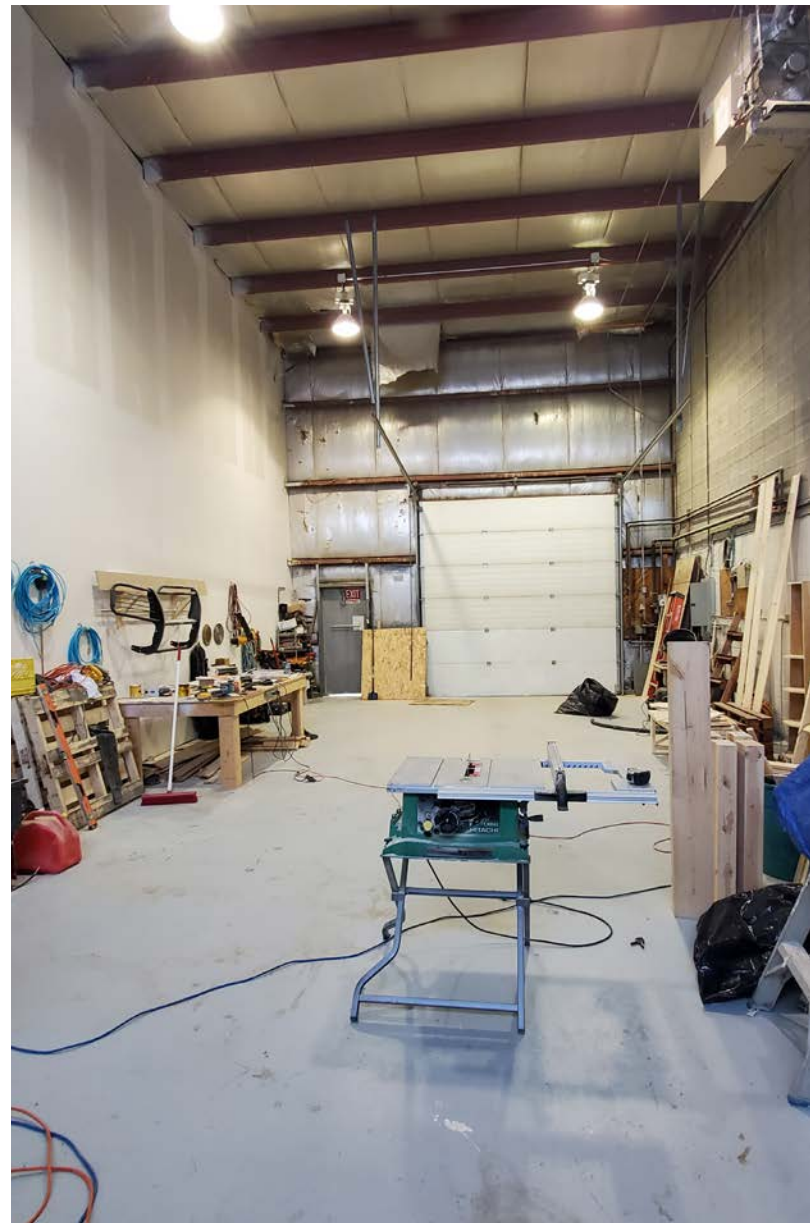
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Owner/User Opportunity

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ADDITIONAL INFORMATION

- Prime high exposure location
- Motivated landlord
- Newly build out office area
- Demisable options available
- Transit system located across the street
- New side walks, plate glass and stucco finishes



FOR SALE

Owner/User Opportunity

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Owner/User Opportunity

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Property Information

Municipal Address: 511 - 11 Avenue, Nisku, AB

Legal Address: Plan 7922576; Block 15; Lot 13

Building Size: 17,900 Sq. Ft. (+/-)

Zoning: CS (Service Commercial)

Parking: Ample Surface Parking

Power: 225 Amp 240 Volt 3 Phase (TBC)
Plus 100 Amp in each bay

Heating: Forced Air

Ceiling Height: 22' - 23'10" Clear (warehouse)

Loading: Six (6) 12'x12' Grade
One (1) 10'x12' Grade

Possession: Immediate/negotiable

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Purchase Price: ~~\$4,296,000.00~~ \$3,750,000.00

Property Taxes: \$15,686.36 (est.2022)

Contact

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