

# FOR SALE

±11,440 Sq. Ft. \*Combined  
on ±19.27 Acres

**3 BUILDINGS**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**3075 - 4 Street, Nisku, AB**

## INDUSTRIAL MANUFACTURING SHOP/ DEVELOPMENT OPPORTUNITY

### Property Highlights

- Partially developed with industrial buildings and partially compacted gravel yard
- Direct QE II Highway Exposure
- Existing Manufacturing Buildings
- Industrial Zoning
- Main building is ±5,240 Sq. Ft. Pre-engineered steel frame construction
- Second building is ±2,200 Sq. Ft.
- Third Building is a 50' x 80' Tarp Shed ±4,000 Sq. Ft.



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 SALE

Manufacturing Shop / Development Opportunity

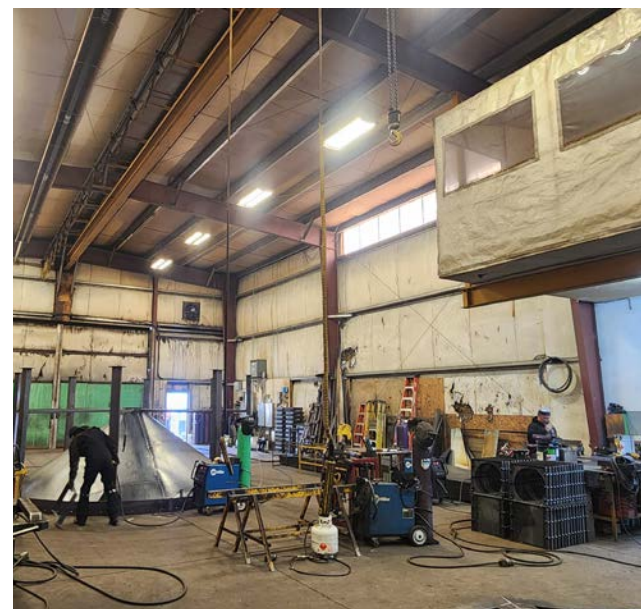
**LIZOTTE**  
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## MAIN BUILDING | A



## INFORMATION | A

- ±5,240 Sq. Ft. Pre-engineered steel frame construction
- ±1,240 Sq. Ft. Office which includes private office, open work area, reception and washroom
- Overhead Crane (2 x 2 Ton)
- 20' Clear Ceiling Height
- Lunchroom/Kitchenette in Mezzanine
- Drive through bay





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## SECOND BUILDING | B

### INFORMATION | B

- $\pm 2,200$  Sq.Ft. |  $\pm 2,000$  Sq. Ft. Shop,  $\pm 200$  Sq. Ft. Office
- Wood Frame Construction
- 18' Clear Ceiling Height
- (2) 12' x 16' Grade sliding doors with 24' wide access



## THIRD BUILDING | C



### INFORMATION | C

- 50' x 80' Tarp Shed ( $\pm 4,000$  Sq. Ft.)
- Gravel floor

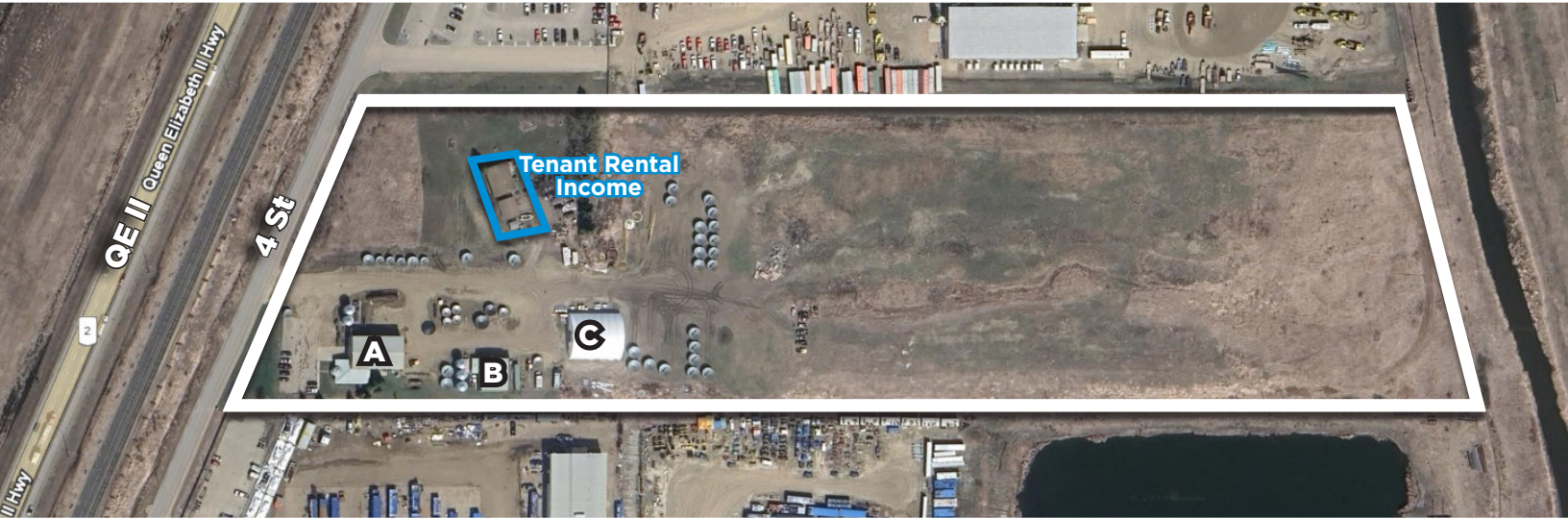


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**Lot | ±19.27 Acres**



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# FOR SALE

Manufacturing Shop / Development Opportunity

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 3075 - 4 Street, Nisku, AB

**Legal Address:** Plan 1837RS Lot H

**Main Building | A:** ±5,240 Sq. Ft.

**Second Building | B:** ±2,200 Sq. Ft.

**Third Building | C:** ±4,000 Sq. Ft.

**Lot Size:** ±19.27 Acres

**Zoning:** IND (Industrial)

**Power:** 400Amp/ 600Volt 3 Phase (TBC)

**Ceiling Height:** 20' Clear

**Loading:** (3) 12' x 16' Grade Sliding Doors

**Possession:** Negotiable

## 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

### Terence Major

Associate  
Cell: 780.212.3111  
Direct: 780.784.0440  
terence@lizotterealestate.com

### John Cuglietta

Unlicensed Assistant  
Cell: 780.340.4384  
Direct: 780.784.5357  
john@lizotterealestate.com

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**Purchase Price:** \$13,000,000.00

**Taxes:** \$48,032.00 (2021)

