

# 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

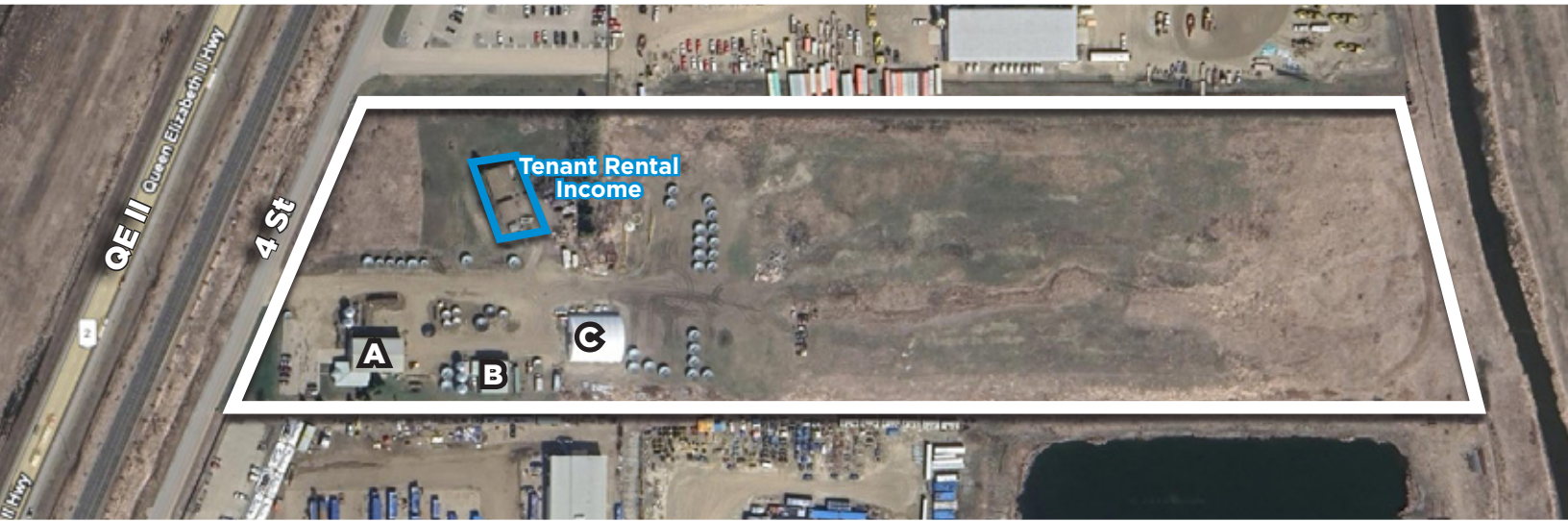


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**Lot | ±19.27 Acres**



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Manufacturing Shop / Development Opportunity

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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

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### Cynthia Leduc

Unlicensed Assistant

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

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

