

FOR SALE

3075 – 4 STREET, NISKU, AB

±11,440 SQ. FT. *COMBINED
ON ±19.27 ACRES

3 BUILDINGS




PRICE REDUCED

INDUSTRIAL MANUFACTURING SHOP/
DEVELOPMENT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

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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

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Purchase Price: ~~\$13,000,000~~ \$11,700,000.00

Taxes: \$48,032.00 (2021)

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.



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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

- ±2,200 Sq.Ft. | ±2,000 Sq. Ft. Shop, ±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

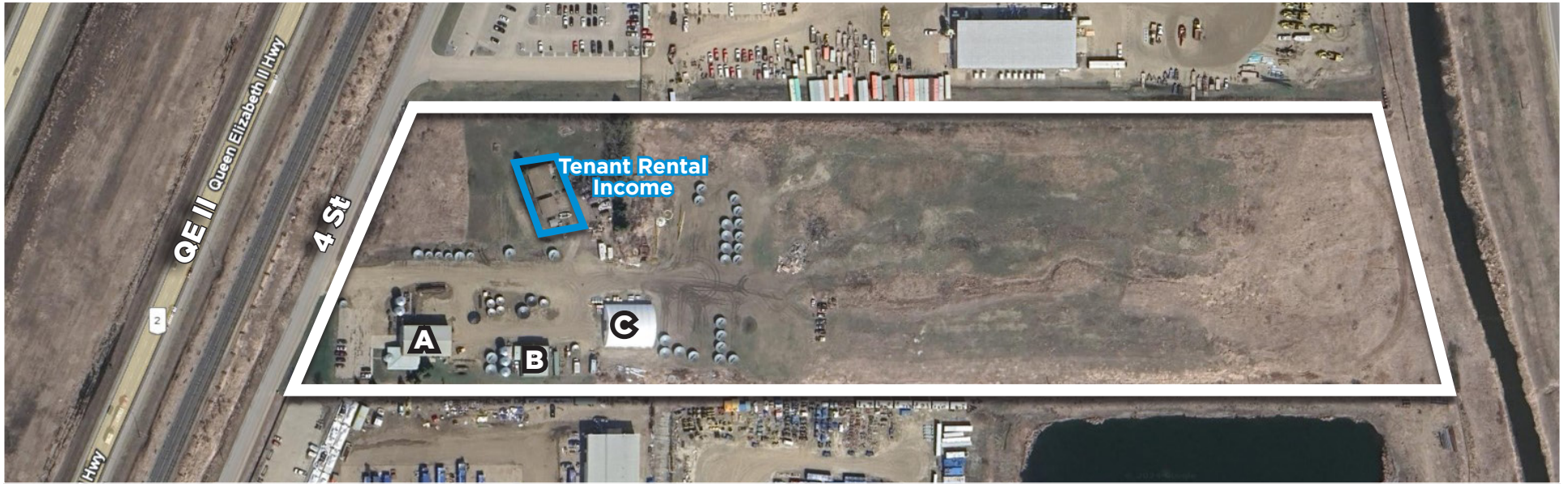
INFORMATION | C

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



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