



1804 4 Street, Nisku

Nisku Warehouse Bays



PROPERTY DETAILS

Address:	1804 4 Street, Nisku
Legal:	Plan 8220362, Block 1, Lot 6A
Bay 6:	3,921 SF (+/-)
Warehouse:	3,421 SF (+/-)
Reception/Showroom:	500 SF (+/-)
Available:	January 1st, 2026 (potentially sooner)
Bay 7:	4,559 SF (+/-)
Main Floor:	3,904 SF (+/-)
Mezzanine Office:	655 SF (+/-)
Available:	Immediately
Base Rent:	\$13.50 / SF
Op Costs:	\$4.00 / SF (estimate)



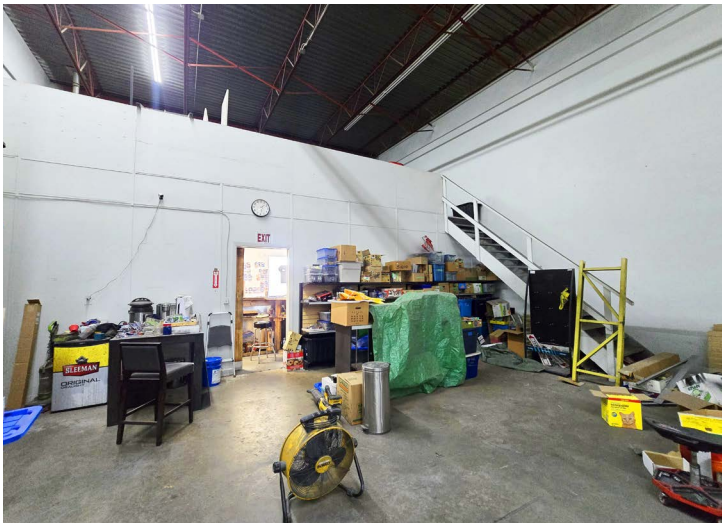
PROPERTY HIGHLIGHTS

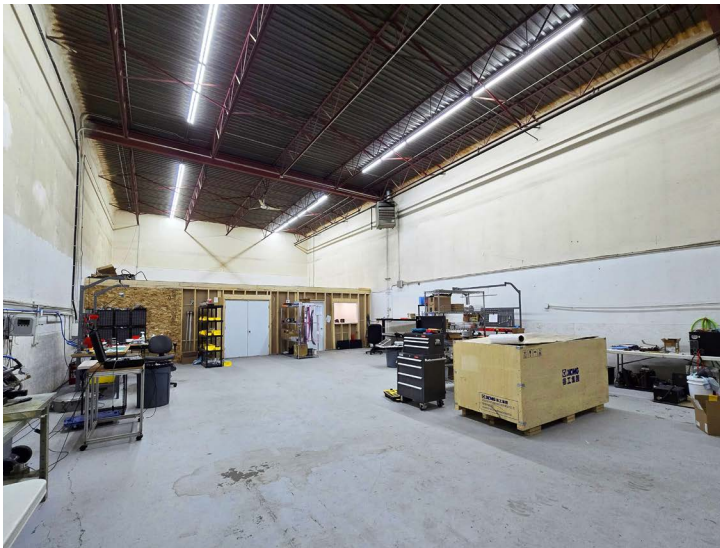
- Quick access to HWY 625 (20 Ave) & QEII HWY
- Close to amenities including restaurants, gas stations etc.
- Bay 6:
 - Comprised of front reception/showroom and warehouse
 - 500 SF (+/-) storage mezzanine
 - LED lighting through warehouse
- Bay 7:
 - LED lighting throughout including warehouse



Erin Oatway
 Partner / Associate
 780-218-7585
erin@aicrecommercial.com

Jim McKinnon
 Broker / Partner
 780-719-8183
jim@aicrecommercial.com

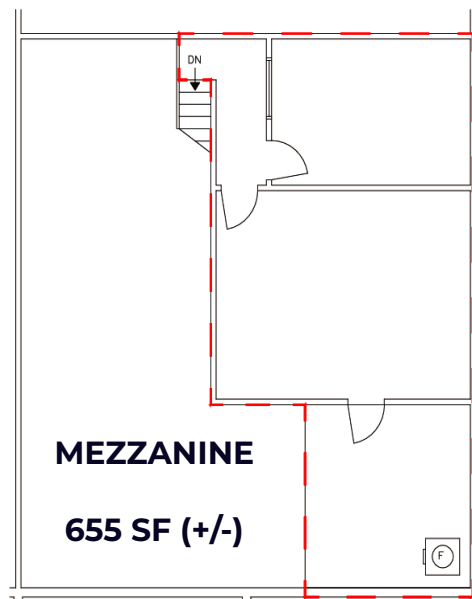
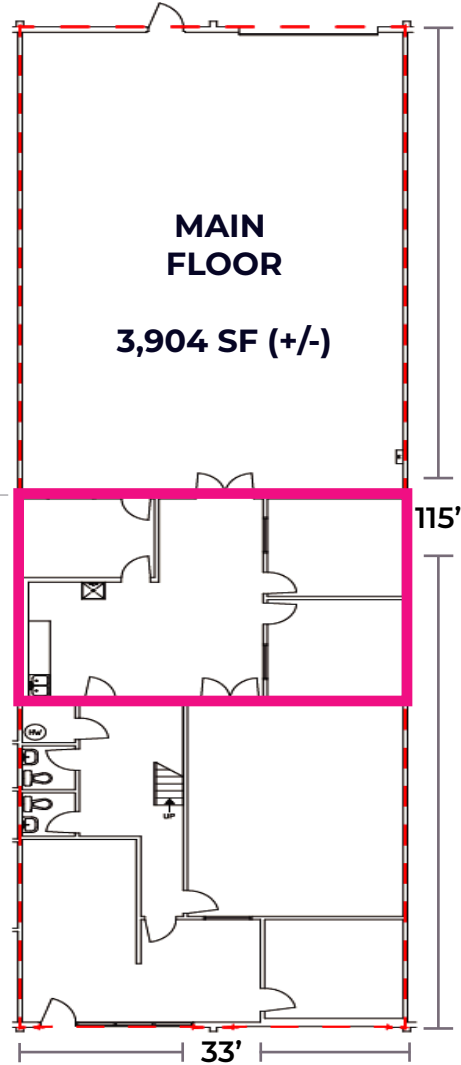




BAY 7

! NOTE

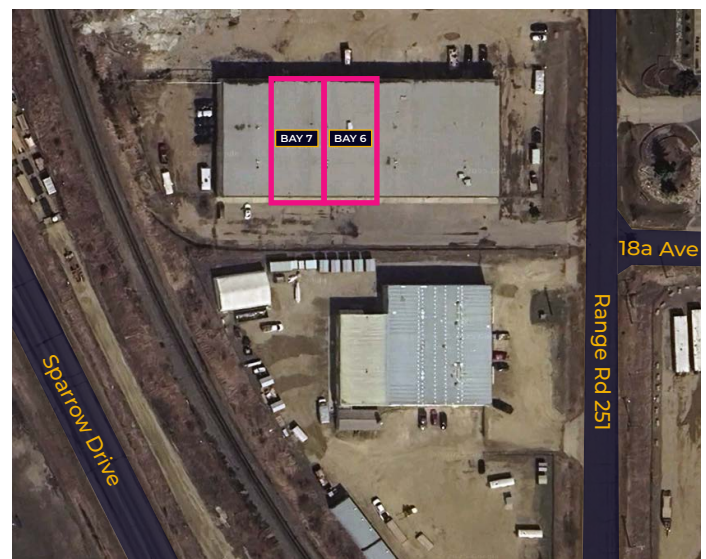
Landlord can remove this office
build out to increase shop space





**PROPERTY
DETAILS**

Heat:	Forced Air Unit & Furnace
Power:	225 A / 208-120 V / 3 Phase (TBC)
Loading:	1 x 12' x 14' Manual Grade Door (Per Bay)
Sump:	Yes
Ceiling Height:	22'
Internet:	TBC



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