



**FOR SALE/LEASE** Two Industrial Shops With Yard

1501 4th Street, Nisku

12,500 SF (+/-) on 1.97 Acres



**AICRE**  
COMMERCIAL



# FOR SALE/LEASE

## 1501 4th Street, Nisku



### Highlights:

- Two full shops and one office space
- Heavy power
- Fully fenced/gated compact gravel yard
- Quick access to Airport Road, QEII Highway, Edmonton International Airport, Discovery Business Park, Century Mile Racetrack and casino

### Building 1:

- 4 x Grade loading doors with 1 drive-thru bay
- 7 T Crane with full shop coverage

### Building 2:

- 1 x 16' x 18' & 1 x 16' x 10' Grade loading doors
- 2 x 5 T Cranes with full shop coverage
- 1 x 6 T Crane

**Jim McKinnon**  
Partner / Associate  
780-719-8183  
[jim@aicrecommercial.com](mailto:jim@aicrecommercial.com)

**Erin Kobayashi**  
Partner / Associate  
780-218-7585  
[erin@aicrecommercial.com](mailto:erin@aicrecommercial.com)

[aicrecommercial.com](http://aicrecommercial.com)



# FOR SALE/LEASE

## 1501 4th Street, Nisku



### Property Specifications: Building 1

Site Size:	1.97 Acres (+/-)
Building Size:	6,500 SF (+/-)
Shop:	5,000 SF (+/-)
Office:	1,500 SF (+/-)
Yard:	Compact Gravel
Heating:	Forced Air & Radiant
Power:	800 Amp 480/208V Main (TBC)
Loading:	2 x 18' x 18' Grade Doors 2 x 16' x 16' Grade Doors
Ceiling Height:	24'
Crane:	7 T Full Shop Coverage
Underhook Height:	18'
Sump:	Yes

**Jim McKinnon**  
Partner / Associate  
780-719-8183  
[jim@aicrecommercial.com](mailto:jim@aicrecommercial.com)

**Erin Kobayashi**  
Partner / Associate  
780-218-7585  
[erin@aicrecommercial.com](mailto:erin@aicrecommercial.com)

[aicrecommercial.com](http://aicrecommercial.com)





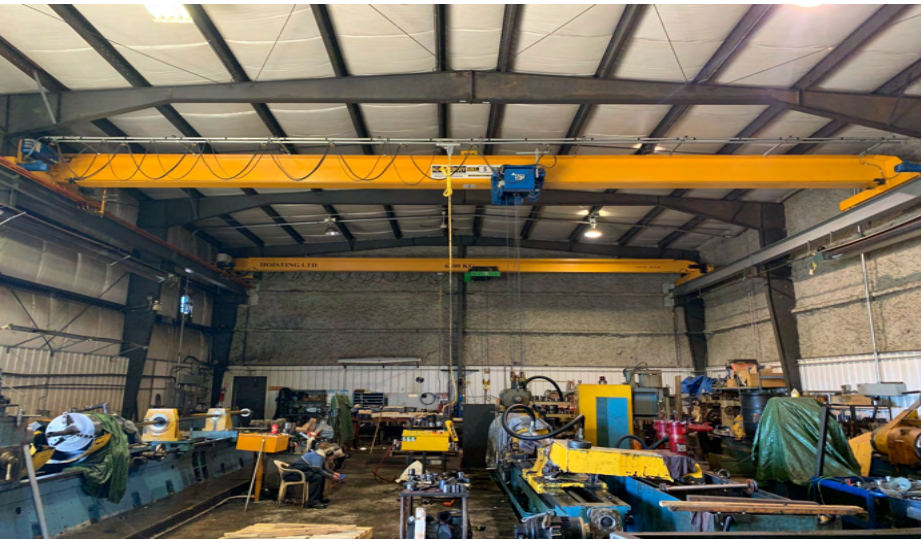
# FOR SALE/LEASE

## 1501 4th Street, Nisku



### Property Specifications: Building 2

Site Size:	1.97 Acres (+/-)
Building Size:	6,000 SF (+/-)
Yard:	Compact Gravel
Heating:	Radiant
Power:	120 - 208 V / 480 V / 347-600 V 400 Amp (TBC) 3 Phase / 4 Wire
Loading:	1 x 16' x 18' Grade Door 1 x 16' x 10' Grade Door
Ceiling Height:	25' Under Beam
Crane:	2 x 5 T 1 x 6.3 T Full Shop Coverage
Underhook Height:	19'
Under Bridge:	21'
Sump:	Yes



**Jim McKinnon**  
Partner / Associate  
780-719-8183  
[jim@aicrecommercial.com](mailto:jim@aicrecommercial.com)

**Erin Kobayashi**  
Partner / Associate  
780-218-7585  
[erin@aicrecommercial.com](mailto:erin@aicrecommercial.com)

[aicrecommercial.com](http://aicrecommercial.com)





# FOR SALE/LEASE

## 1501 4th Street, Nisku



**Jim McKinnon**  
Partner / Associate  
780-719-8183  
[jim@aicrecommercial.com](mailto:jim@aicrecommercial.com)

**Erin Kobayashi**  
Partner / Associate  
780-218-7585  
[erin@aicrecommercial.com](mailto:erin@aicrecommercial.com)

[aicrecommercial.com](http://aicrecommercial.com)





# FOR SALE/LEASE

## 1501 4th Street, Nisku



### Property Details

Address:	1501 4th Street, Nisku
Legal:	Plan 7922576, Block 20, Lot 13
Zoning:	IND (Industrial)
Year Built:	2006
Lot Size:	1.97 Acres
Building Size:	12,500 SF (+/-)
Building 1:	6,500 SF (+/-)
Building 2:	6,000 SF (+/-)
Possession:	60 Days
Utilities:	Tenant Responsible for Utilities
Operating Costs:	\$3.50/SF (2021 Est.)
Lease Rate:	\$12.00/SF
Property Tax:	\$17,850.00 (2021 Est)
Sale Price:	\$2,150,000.00

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

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

[aicrecommercial.com](http://aicrecommercial.com)

