

EXTERIOR UPDATES
COMING FALL 2025!

ONE BAY LEFT!



1804 4 Street, Nisku

Nisku Warehouse Bays

PROPERTY
DETAILS

Address:	1804 4 Street, Nisku
Legal:	Plan 8220362, Block 1, Lot 6A
Bay 7:	4,559 SF (+/-)
Main Floor:	3,904 SF (+/-)
Mezzanine Office:	655 SF (+/-)
Bay 8:	3,995 SF (+/-) LEASED
Bonus Mezzanine:	933 SF (+/-)
Base Rent:	\$13.50 / SF
Op Costs:	\$4.00 / SF (estimate)
Available:	Immediately

PROPERTY
HIGHLIGHTS

- Quick access to HWY 625 (20 Ave) & QEII HWY.
- Close to amenities including restaurants, gas stations etc.
- Bay 7:
 - LED lighting throughout including warehouse.
 - Additional parking / storage available.



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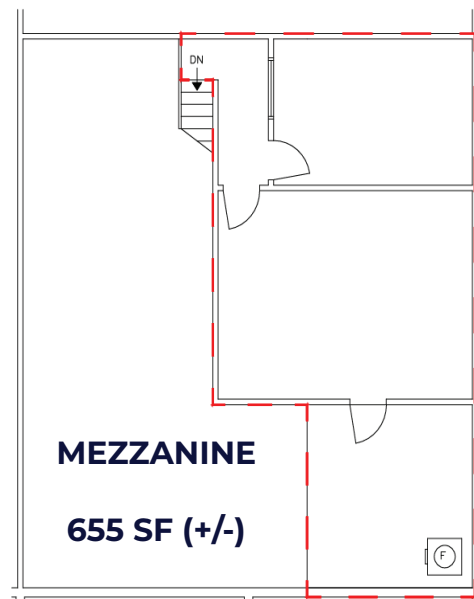
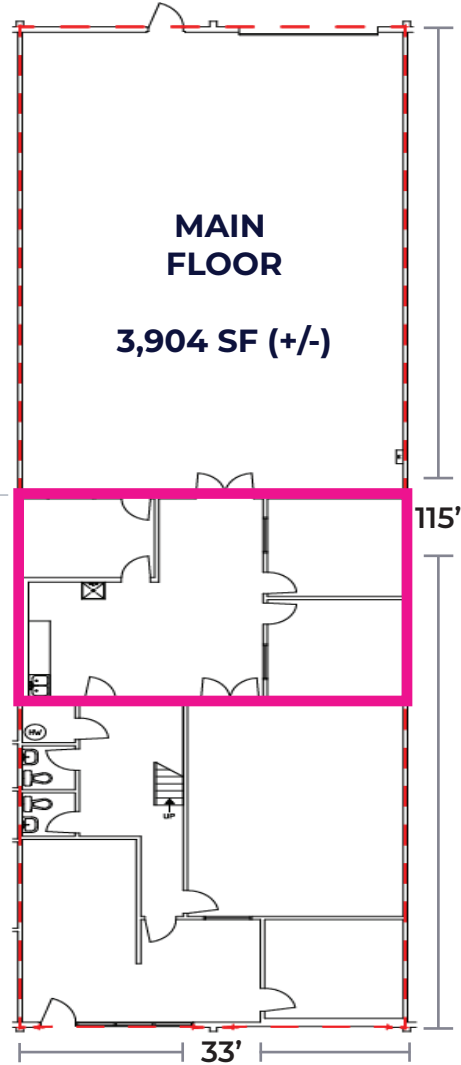
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BAY 7

! NOTE

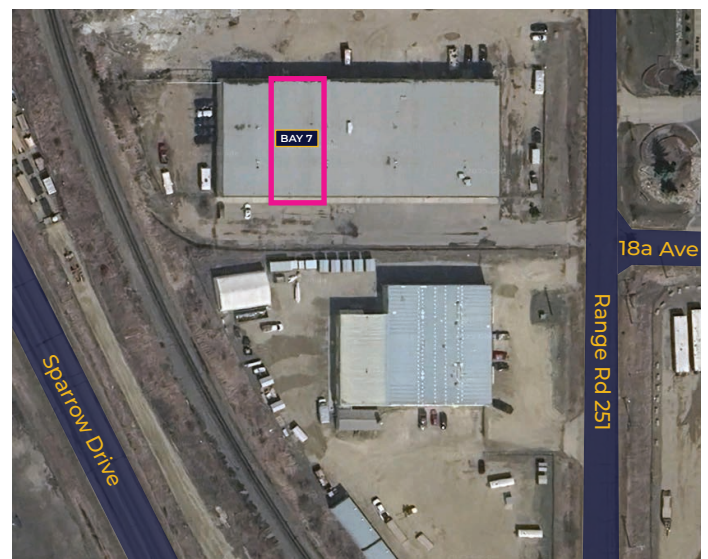
Landlord can remove this office build out to increase shop space





**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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