# FOR SALE

## LA METAL BUILDINGS 1802 4 Street, Nisku, AB

#### **HIGHLIGHTS**

- 20,400 sq ft (+/-) of shop and office space
- 2.38 acre (+/-) fully prepared lot
- 5,480 sq ft (+/-) of out buildings
- Overhead cranes
- Floor sumps
- Two story office
- Can be demised into multiple bays

## **ROYAL PARK** REALTY<sup>TM</sup>

### CONTACT

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

#### **PROPERTY DETAILS**

| MUNICIPAL ADDRESS | 180 |
|-------------------|-----|
| TYPE OF PROPERTY  | Ind |
| ZONING            | Me  |
| HEATING           | Rad |
| POSSESSION        | Ne  |
| SERVICES          | Ful |
| LOADING           | Gra |
| DOOR              | 31  |
| TYPE OF SPACE     | Ind |
| INDUSTRIAL PARK   | Nis |
|                   |     |

1802 4 Street, Nisku, AB Industrial Single Tenant Building Medium Industrial Radiant and Forced Air Negotiable Fully Serviced Grade Level Loading 3 14' x 16' OH grade doors Industrial Shop Nisku Park One 5 Ton and two 3 Ton Cranes Floor and trench Sumps Paint Booth

| SPACE AVAILABLE | 20,400 sq ft (+/-)                |
|-----------------|-----------------------------------|
|                 | 3,600 sq ft (+/-) upstairs office |
| DOORS           | Electric 12' x 14' OH grade door  |
| POWER           | 800 Amp 600V TBC                  |
| CEILING HEIGHT  | 22'                               |
| LIGHTING        | Т5                                |
| PARKING         | Ample                             |

#### **FINANCIALS**

**ASKING PRICE** 

\$3,900,000.00

### PHOTOS



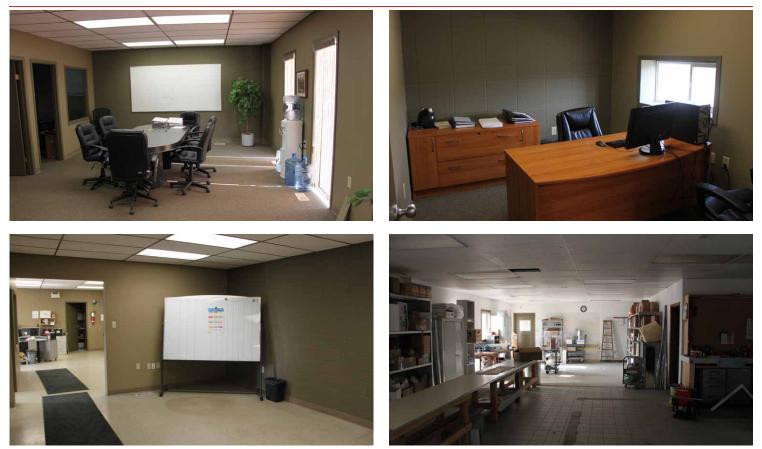


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#### **PHOTOS & SITE MAP**



#### **PROPERTY LOCATION**





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