

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

CONTACT

KELLY GIBBON Director, Associate
T 780.955.7171 C 780.700.1424
kelly@royalparkrealty.com

BERT GAUDET
Director, Associate Broker
T 780.955.7171 C 780.984.8302
bert@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
1907 4 Street, Nisku AB T9E 7V2

royalparkrealty.com

PROPERTY DETAILS

| | |
|-------------------|-----------------------------------|
| MUNICIPAL ADDRESS | 1802 4 Street, Nisku, AB |
| TYPE OF PROPERTY | Industrial Single Tenant Building |
| ZONING | Medium Industrial |
| HEATING | Radiant and Forced Air |
| POSSESSION | Negotiable |
| SERVICES | Fully Serviced |
| LOADING | Grade Level Loading |
| DOOR | 3 14' x 16' OH grade doors |
| TYPE OF SPACE | Industrial Shop |
| INDUSTRIAL PARK | 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 | T5 |
| PARKING | Ample |

FINANCIALS

| | |
|--------------|----------------|
| ASKING PRICE | \$3,900,000.00 |
|--------------|----------------|

PHOTOS



ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
1907 4 Street, Nisku AB T9E 7V2

royalparkrealty.com

PHOTOS & SITE MAP



PROPERTY LOCATION



ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
1907 4 Street, Nisku AB T9E 7V2

royalparkrealty.com