

# FOR SALE/LEASE

## NISKU INDUSTRIAL SHOP

#3, 1008-17 Avenue, Nisku, AB



### HIGHLIGHTS

- 4,800 sq ft (+/-) Nisku industrial shop
- (1) 5-ton bridge crane (can be negotiated to stay at an additional cost)
- 1 - 16' x 14' OH automatic grade door
- Excellent access to 9th Street (Spine Road), HWY 625, QE II & Airport Road

### CONTACT

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	#3, 1008-17 Avenue, Nisku, AB
LEGAL DESCRIPTION	Condo Plan: 1020195; Unit: 3
ZONING	IND (Industrial)
SIZE	4,800 sq ft (+/-)
CEILING HEIGHT	27' (+/-)
LOADING	1 - 16' x 14' automatic
CRANES	(1) 5-ton bridge crane (available)
POWER	125 amp, 247/600 volt (tbc)
HEATING	Radiant
LIGHTING	T8 in shop

## FINANCIALS

SALE PRICE	\$768,000
LEASE RATE	\$10.50/sq ft
CONDO FEES	\$547.69/month
OPERATING COSTS	\$3.00/sq ft (includes condo fees, property taxes, building insurance)
TAXES	\$6,621.43 (2018)
POSSESSION	November 1, 2018

## ADDITIONAL INFO

- 5-ton bridge crane (can be negotiated at additional cost)
- Potential for mezzanine or 2nd floor office



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# PROPERTY LOCATION



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