

# FOR SALE

## NISKU INVESTMENT BAYS

#1, #2, #3 1906 4 St, Nisku, AB

PRICE REDUCTION!



### HIGHLIGHTS

- Long Term Tenant in Place
- 8.0 % Cap Rate
- 3 Separate Titles
- Easily Demisable
- Sale Price \$899,000.00

### CONTACT

**KELLY GIBBON**

Director, Associate

T 780.955.7171 C 780.700.1424

kelly@royalparkrealty.com

**BERT GAUDET**

Director, Broker

T 780.955.7171 C 780.984.8302

bert@royalparkrealty.com



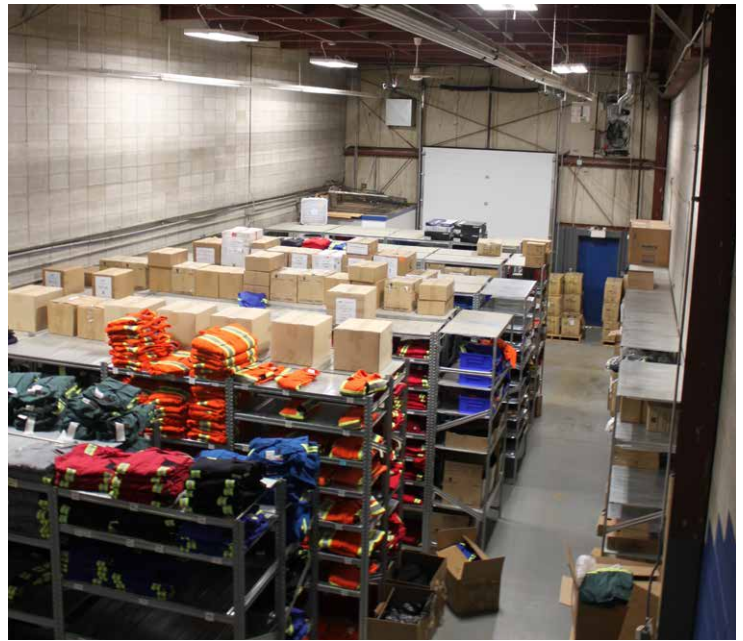
ROYAL PARK  
REALTY™

T 780.955.7171 F 780.955.7764  
#25, 1002 7 Street, Nisku AB T9E 7P2

royalparkrealty.com

## PROPERTY DETAILS & PHOTOS

MUNICIPAL ADDRESS	Units 1, 2, 3 - 1906 4 St Nisku, AB
TYPE OF PROPERTY	Industrial/Office Multi Tenant Bay
ZONING	IND - Industrial
SUBDIVISION	Nisku Industrial Park
TOTAL SPACE AVAILABLE	7,955 sq ft (+/-)
HEATING	Forced Air
POSSESSION	Immediate
CEILING HEIGHT	19'
LOADING	Grade Level Loading



## FINANCIALS

TENANT LEASE RATE	\$9.00/sq ft
CAP RATE	8.0%
SALE PRICE	\$899,000.00



## LOCATION MAP

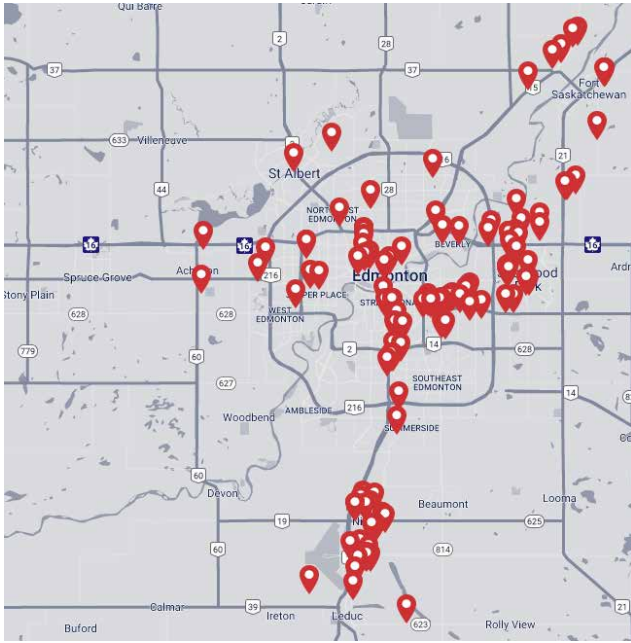


ROYAL PARK  
REALTY™

T 780.955.7171 F 780.955.7764  
#25, 1002 7 Street, Nisku AB T9E 7P2

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

# ABOUT ROYAL PARK REALTY



- Customized service
- Creative commission structures
- Excellent track record
- Large network
- Diverse professional team
- Excellent customer service
- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## BERT GAUDET Director, Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

## KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



**ROYAL PARK  
REALTY™**

T 780.955.7171 F 780.955.7764  
#25, 1002 7 Street, Nisku AB T9E 7P2

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