

# 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

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**BERT GAUDET**  
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**ROYAL PARK  
REALTY™**

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#25, 1002 7 Street, Nisku, AB T9E 7P2

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## 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
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## PHOTOS

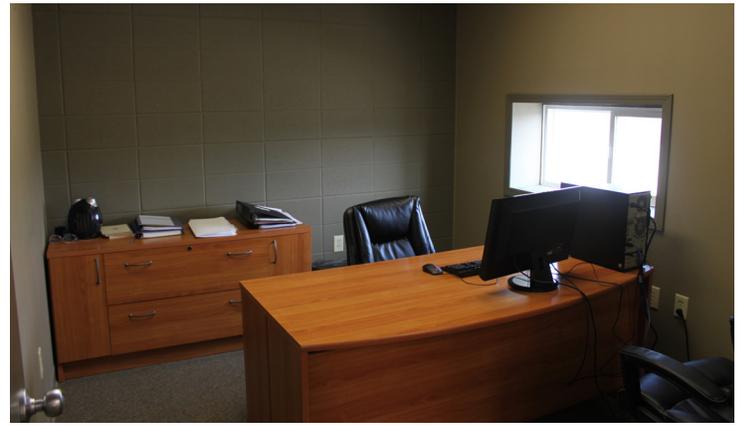


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## PHOTOS & SITE MAP



## PROPERTY LOCATION

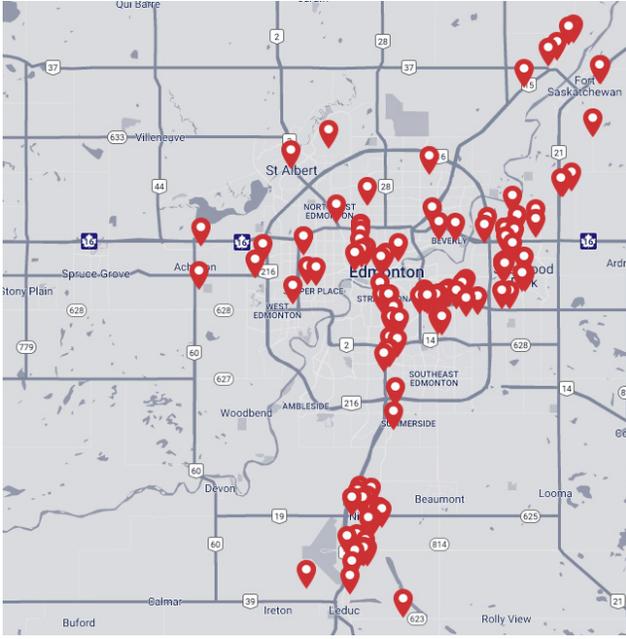


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## ABOUT ROYAL PARK REALTY



- 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.



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