

# FOR SALE

## NISKU INDUSTRIAL PROPERTY

503-19 Avenue, Nisku, AB

NEW PRICING



### HIGHLIGHTS

- 13,400 sq ft on 2.87 acres ±
- Optional tank farm (one million litre capacity)
- Concrete & gravel yard improvements completed in 2018

### CONTACT

#### ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

[eric@royalparkrealty.com](mailto:eric@royalparkrealty.com)



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

# For Sale | Nisku Industrial Property



11% SITE  
COVERAGE



200 AMP  
480 VOLT



8 TANKS  
125,000 LTR EACH



GRADE & DOCK  
LOADING



LARGE YARD  
AREA



QUICK  
ACCESS

## Property Information

MUNICIPAL ADDRESS	503-19 Avenue, Nisku, AB
LEGAL DESCRIPTION	Plan: 3992TR; Block: 3; Lot: 2
ZONING	IND (Industrial)
TYPE OF PROPERTY	Industrial
SUBDIVISION	Nisku Industrial Park
BUILT	1975
BUILDING SIZE	13,400 sq ft ±
SITE SIZE	2.87 Acres ±
HEATING	Forced air (office), radiant/forced air (shop)
GRADE LOADING	1 - 14' x 14', 1 - 12' x 12', 1 - 14' x 20'
DOCK LOADING	1 - 14' x 14'
SERVICES	Full municipal
POWER	200 amp, 480 volt, 3 phase
CEILING HEIGHT	16'

## Financial Information

SALE PRICES	
Property only	\$2,500,000.00
Property and tank farm	\$2,950,000.00
PROPERTY TAXES	\$21,528.53 (2022)
OCCUPANCY	Negotiable

This property features air conditioned office space with vestibule area, two offices, boardroom, washrooms, and lunchroom. The shop features 3 bays with dock & grade loading, 1 washroom, storage space and storage mezzanine. The recently improved large yard is concrete/gravel, fenced and gated with two access points. There is a tank farm on-site with 8 stainless steel tanks with a capacity of 125,000 litres per tank with a total capacity to store 1,000,000 litres.

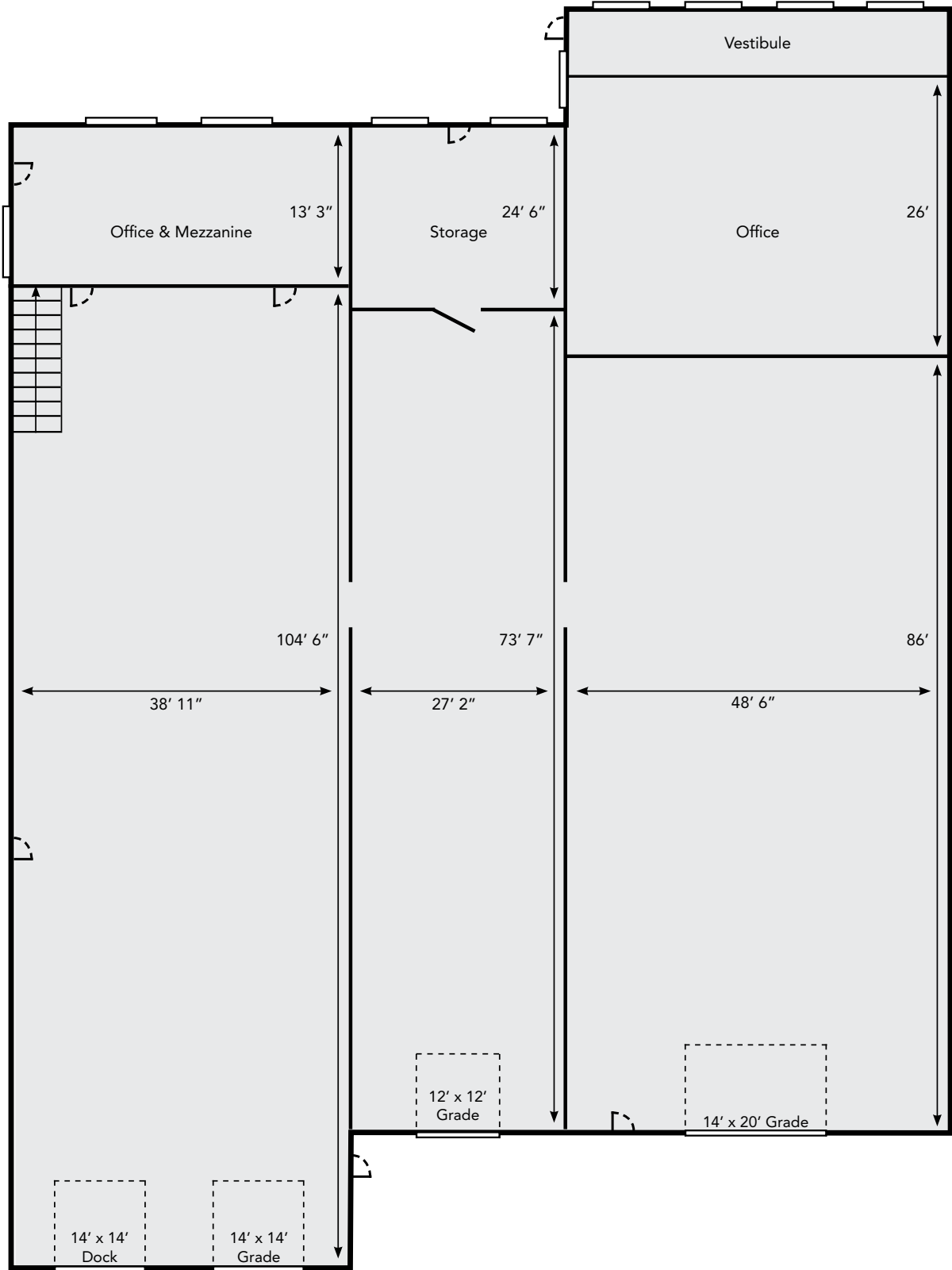


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

Floor Plan *(drawing for illustration only, actual may vary).*



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 The offering may be withdrawn at any time without notice or cause.



## For Sale | Nisku Industrial Property



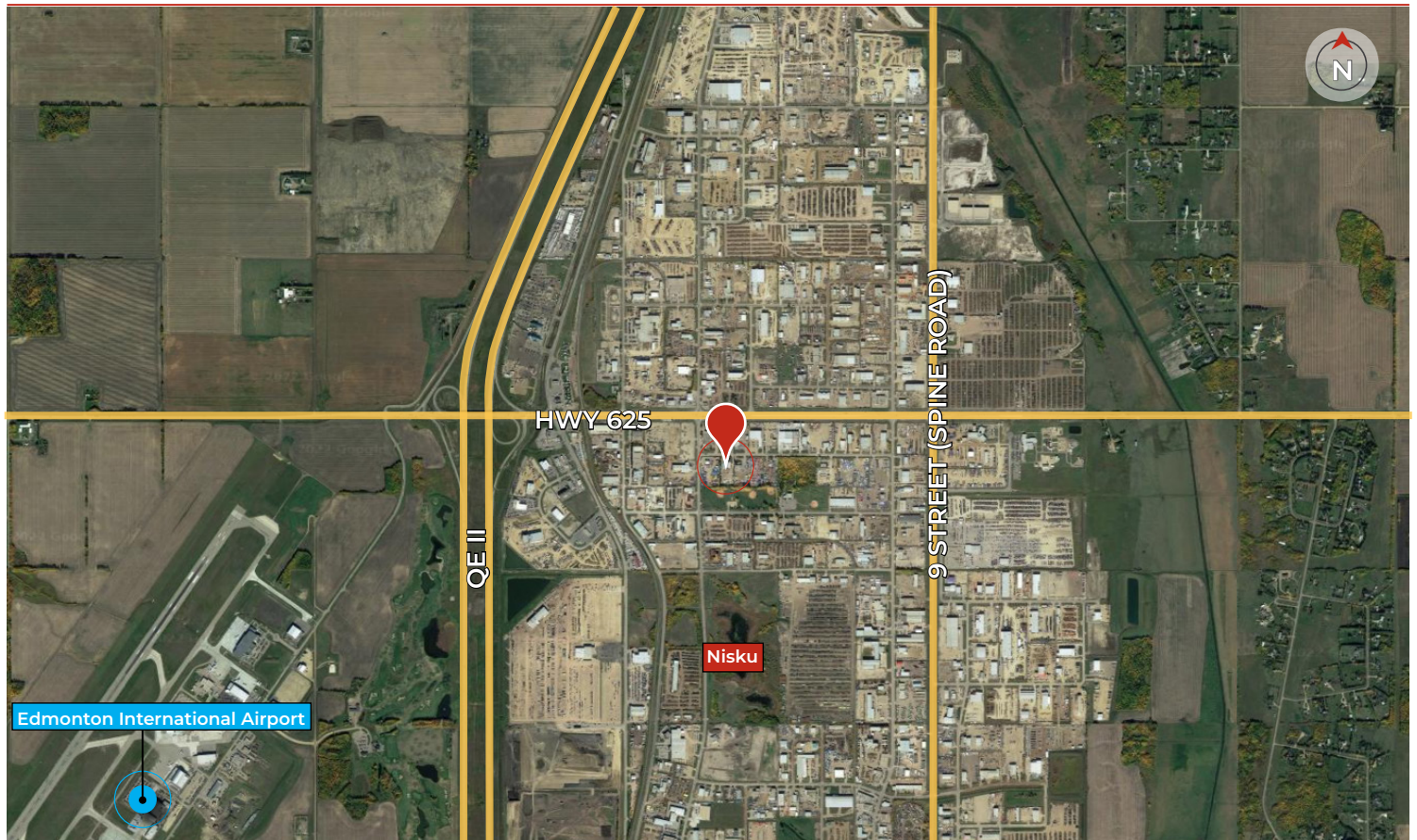
ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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



# For Sale | Nisku Industrial Property



**Located** in Nisku, Alberta. Accessible from 8th Street, 5th Street & Highway 825 providing easy access. Minutes to the Edmonton International Airport and other major transport routes including Alberta's QE II Highway. In close proximity to a variety of amenities and industries. The region has evolved into an integral centre for growth in Alberta and Canada's economy. Leduc County provides competitive tax rates and supports economic growth.



## ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

[eric@royalparkrealty.com](mailto:eric@royalparkrealty.com)

Eric was born in Saskatchewan and raised in Edmonton. He spent 12 years working with a major mobile heavy equipment supplier in a sales and account management capacity. Eric has a Business Administration Diploma from the Northern Alberta Institute of Technology.

As a member of Royal Park Realty's team since 2010, Eric handles a variety of important listing agreements including building sales, traditional leasing and land sales. His knowledge of the industries that keep Alberta moving is an asset to clients looking for a solution to their Real Estate needs. Eric prides himself on building long-term client relationships based on an understanding of the clients' needs and business requirements.

Eric is an active family and community person. He and his wife are raising their three boys in the Edmonton area.



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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