

FOR SALE/LEASE

18,522 SQ FT INDUSTRIAL WAREHOUSE

1401 8 Street, Nisku, AB



HIGHLIGHTS

- 18,522 sq ft on 1.12 acres (+/-)
- 11 private offices, washroom, large lunchroom and meeting room
- (1) jib crane, (1) 6.3 ton crane and (1) 2 ton crane
- (1) 14' x 16' OH door, (3) 14' x 14' OH doors
- 40' x 60' cold storage quonset

CONTACT

BERT GAUDET

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PROPERTY DETAILS

MUNICIPAL ADDRESS	1401 8 Street, Nisku, AB
LEGAL DESCRIPTION	Plan: 782 1344, Lot: 4, Block: 13
ZONING	General Industrial
SITE SIZE	1.12 Acres (+/-)
TOTAL SPACE AVAILABLE	18,522 sq ft (+/-)
MAIN FLOOR	14,400 sq ft (+/-)
OFFICE	2,600 sq ft (+/-)
SHOP	11,800 sq ft (+/-)
MEZZANINE	4,122 sq ft (+/-) 8 offices
POWER	480 amp, 600 volt, 3 phase
CEILING	18' clear
HEATING	Radiant tube and in floor
CRANES	(1) Jib crane (1) 6.3 ton crane (1) 2 ton crane
DOORS	(1) 14' x 16' OH (3) 14' x 14' OH
SUMPS	Floor sumps

FINANCIALS

SALE PRICE	\$1,900,000.00
LEASE RATE	\$12,000/mo
OPERATING COSTS	\$2.50/sq ft (Estimated)

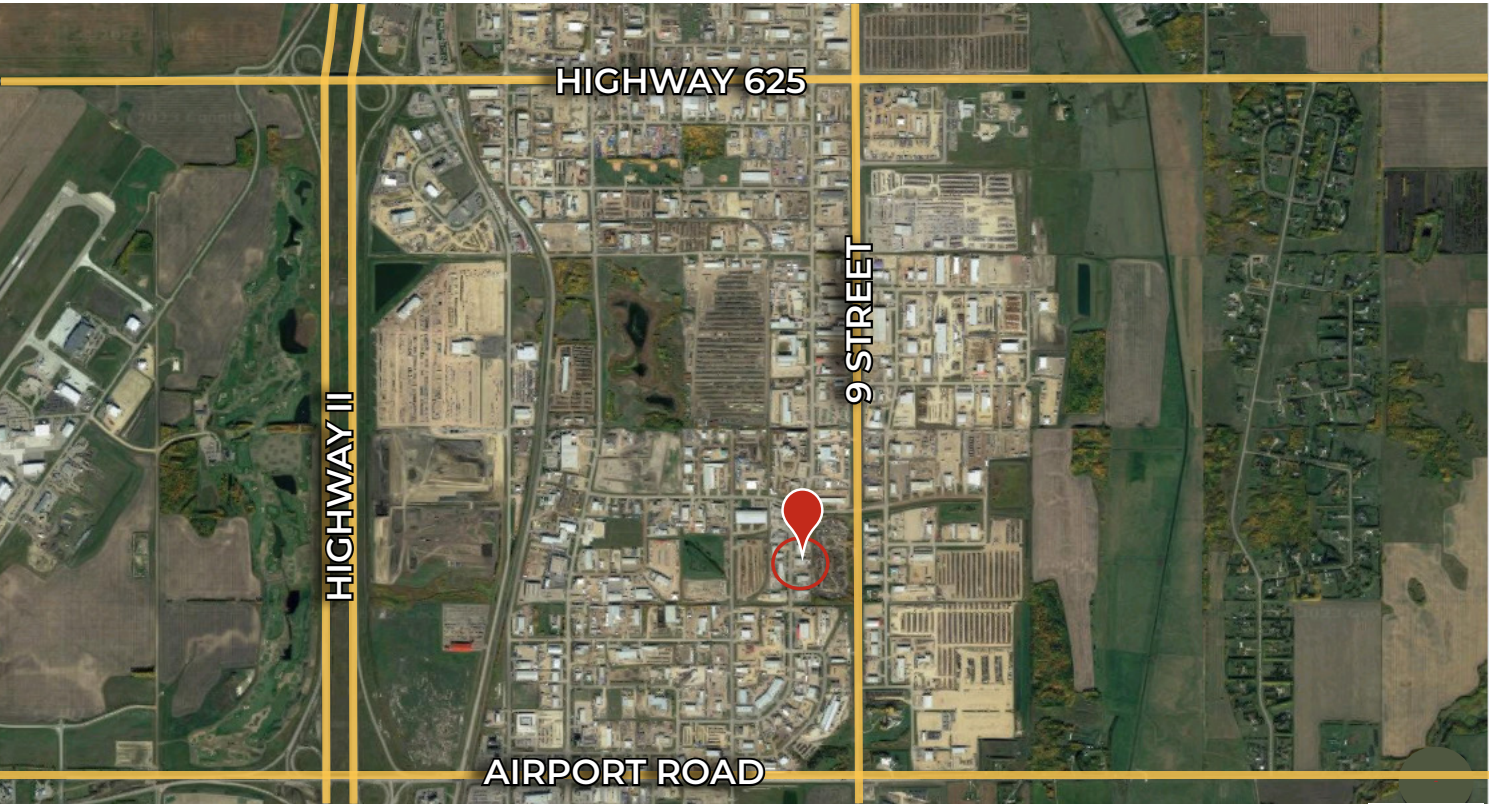


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REGIONAL MAP



LOCAL MAP





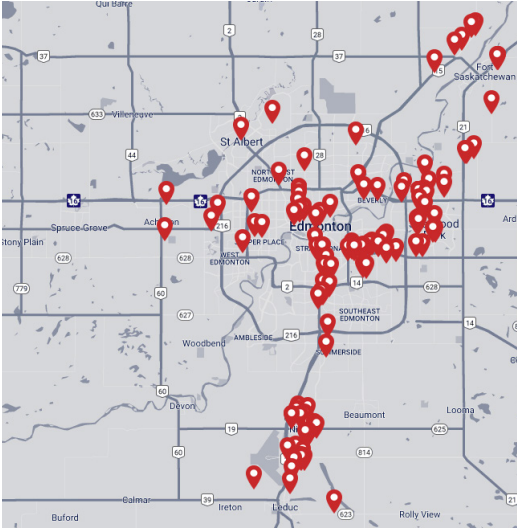
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 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, Associate 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 he 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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