

FOR SALE

INDUSTRIAL SHOP WITH YARD

2102 5 Street, Nisku, Alberta



HIGHLIGHTS

- 28,513 sq ft ± of stand-alone industrial shop and office
- Massive 7 acre ± yard with quonset and out building
- Site is fenced and gated with two separate entrances
- 6 overhead cranes
- SALE PRICE - \$5,225,000.00

KELLY GIBBON

Director, Associate

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BERT GAUDET

Director, Broker

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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 The offering may be withdrawn at any time without notice or cause.

Industrial Shop With Yard | 2102 - 5 Street, Nisku, AB



Property Details & Financials

ADDRESS	2102 - 5 Street, Nisku, Alberta
LEGAL DESCRIPTION	Plan: 7621791; Block: 1; Lot: 10
ZONING	IND (Industrial District Use)
CONSTRUCTION	Metal frame shop building with concrete block office area
SITE SIZE	7.01 acre \pm
PROPERTY SIZE	5,013 sq ft \pm office space 23,500 sq ft \pm Industrial space 28,513 sq ft \pm total
CRANES	6 overhead bridge cranes <ul style="list-style-type: none">• 7.5 tonnes (5)• 10 tonnes (1) (TBC)• 2 external craneways
MAKE UP AIR SYSTEM	TBC
ELECTRICAL	1,200 Amp, 480 Volt, 3 phase (2018 renovated/upgraded)(TBC)
SALE PRICE	\$5,225,000.00
PROPERTY TAXES	\$59,193/yr (2025)
POSSESSION	November 1, 2025

Additional Features

- 1,600 sq ft \pm heated & powered out-building
- 4,200 sq ft \pm covered quonset
- Excellent access with two approaches off 50th Street
- 2 sliding hanger doors (25' x 20' and 20' x 20')
- Site coverage ratio of 9.3% \pm



- 10 MINS TO LEDUC
- 10 MINS TO EDMONTON INT'L AIRPORT
- 35 MINS TO EDMONTON CITY CENTRE



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Office Details | 2102 - 5 Street, Nisku, AB

SIZE	5,013 sq ft ±
HEATING AND COOLING	Forced air furnace and air conditioning
LIGHTING	Flourescent
LAYOUT	<ul style="list-style-type: none">• Reception• 8 offices• Lunchroom• Kitchenette• Washrooms• Bullpen• Boardroom



BOARD ROOM



RECEPTION



OFFICE



LUNCHROOM



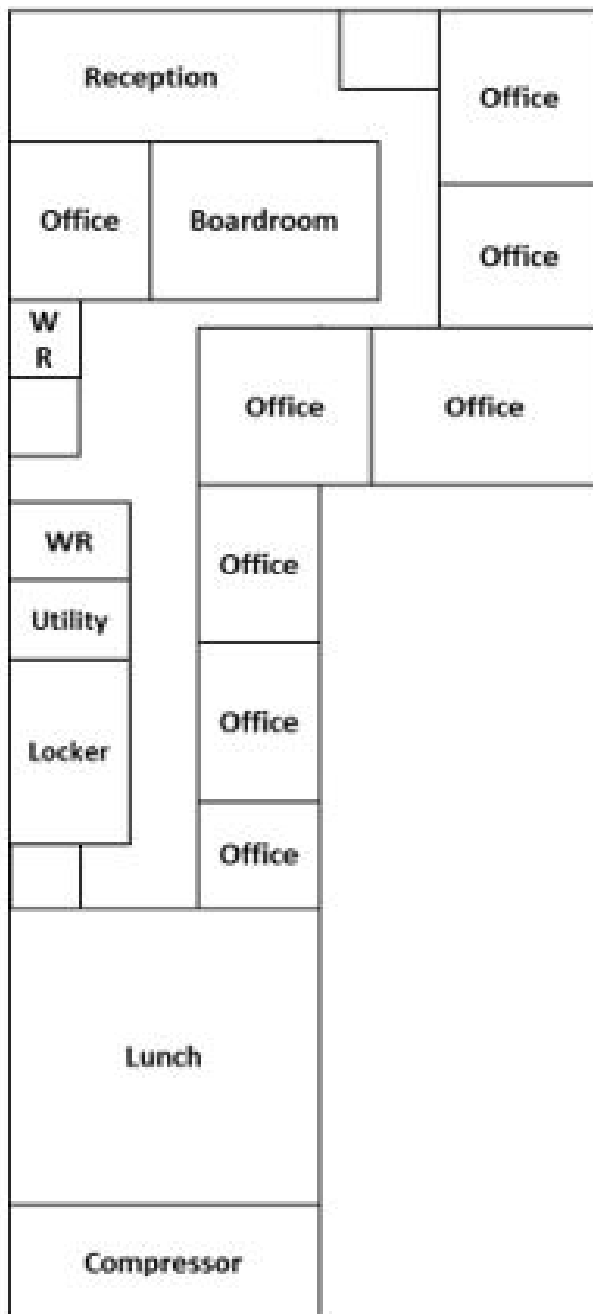
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OFFICE LAYOUT



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Shop Details | 2102 - 5 Street, Nisku, AB

SIZE	23,500 sq ft ±
BAYS	2 bays 200' long x 58' wide each
CEILING HEIGHT	Eave heights of 20' & 26'
CRANE	Under-hook heights of 16' & 19'
HEATING	Radiant tube
LIGHTING	Upgraded highbay LEDs
LOADING	2 sliding hanger doors (25' x 20' & 20' x 20')
OTHER	Compressor and airlines plumbed throughout Multiple power drops throughout shop Lockerroom and lunchroom 2 external craneways Make up air



BAY



HANGER DOORS



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AIR SYSTEM



POWER



POWER AND AIR



COMPRESSOR



CRANE

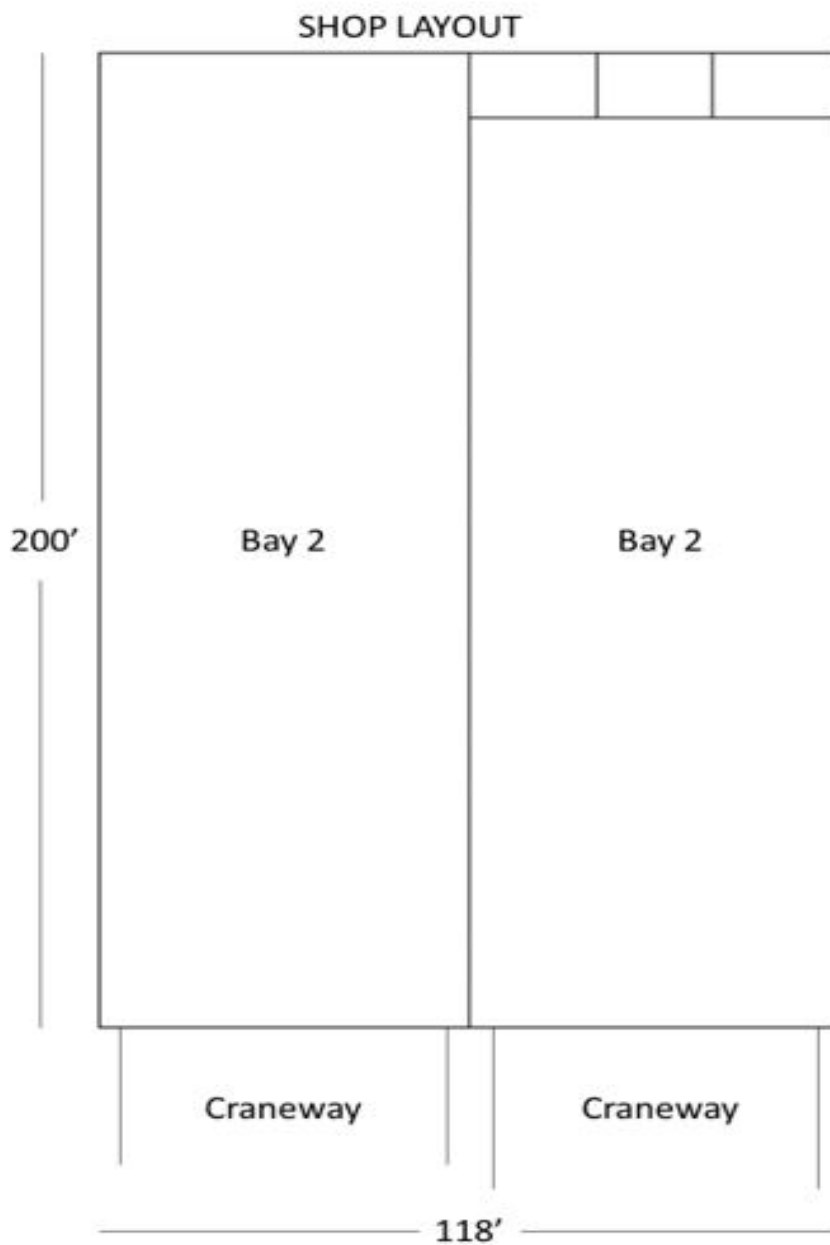


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Shop Floor Plan | 2102 - 5 Street, Nisku, AB (exact layout and sizes to be confirmed by buyer)



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Exterior Photos | 2102 - 5 Street, Nisku, AB



FRONT OVERHEAD



VIEW FROM SOUTH

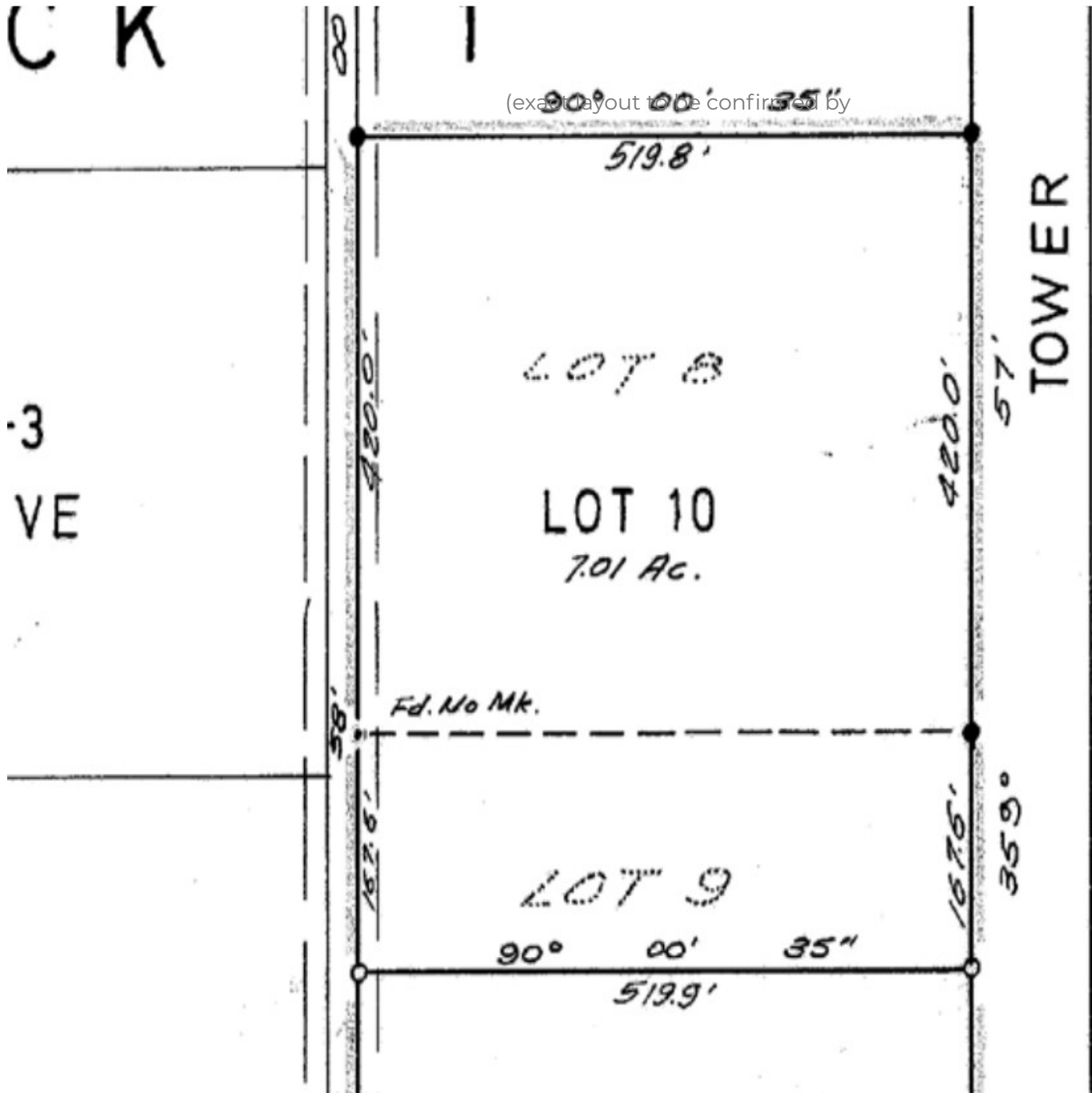


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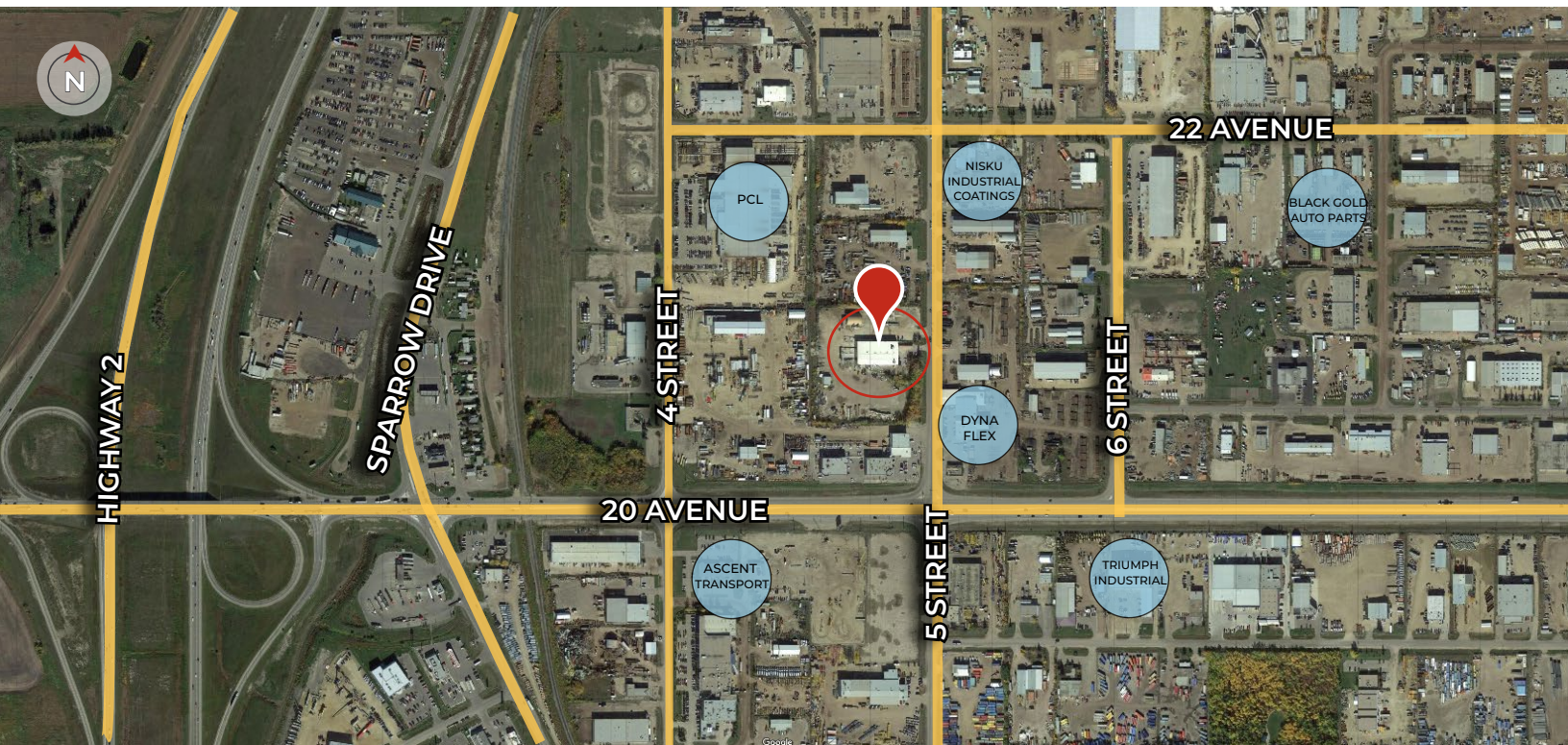


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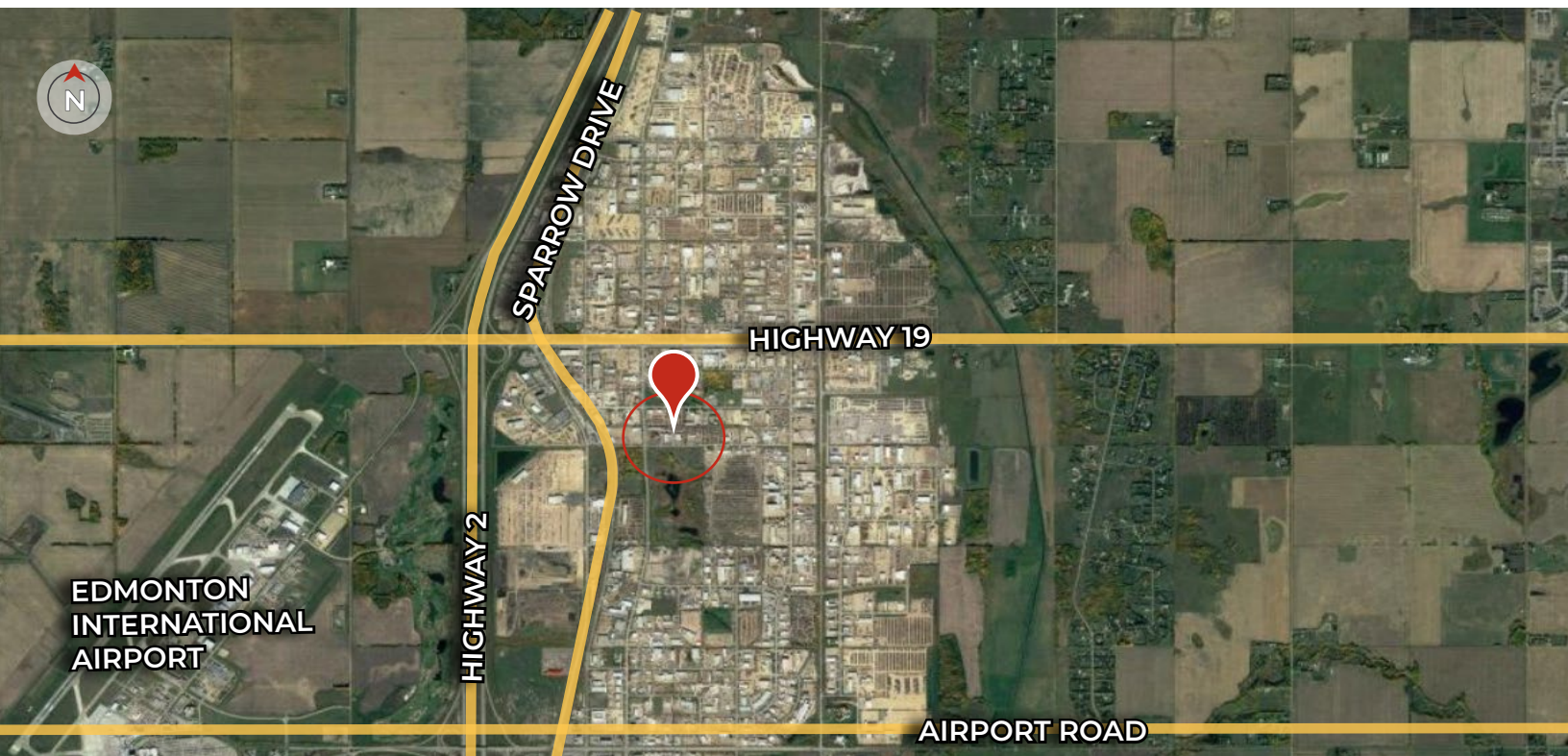
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Local Map



Regional Map



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- 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

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.

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 25 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.



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