

# FOR SALE/LEASE

## INDUSTRIAL CONDO BAY IN NISKU

Bay 10, 1906 4 Street, Nisku, Alberta



**PRICE REDUCED**

### HIGHLIGHTS

- 10,883 sq ft ± industrial bay with direct exposure to the High Load Corridor/Highway 625
- Three OH doors, including one 20' x 14' with automatic opener
- Office area includes 2 offices, lunchroom and washrooms
- One 10-ton overhead crane
- Heavy power
- Excellent access to QEII Highway

#### **KELLY GIBBON**

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#### **BERT GAUDET**

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# Industrial Condo Bay For Sale or Lease | # 10, 1906 4 Street, Nisku, AB



## Property Details & Financials

|                   |  |
|-------------------|--|
| MUNICIPAL ADDRESS | Bay #10, 1906 4 Street, Nisku, AB                        |
| LEGAL DESCRIPTION | Plan 7821253; Block: 1; Lot: 2                           |
| TYPE OF PROPERTY  | Industrial Condo   |
| ZONING            | GI ( <a href="#">General Industrial</a> )                |
| INDUSTRIAL PARK   | Nisku Industrial Park                                    |
| WAREHOUSE AREA    | 10,208 sq ft ±   |
| OFFICE AREA       | 675 sq ft ±  |
| TOTAL             | 10,883 sq ft ±   |
| POWER             | 480 volt 600 amp (TBC)                                   |
| HEATING           | Unit heaters   |
| LOADING           | (3) 10' X 12' OH doors<br>(1) 20' x 14' OH door w/opener |
| CEILING HEIGHT    | 13' under hook   |
| CRANES            | (1) 10-ton overhead crane                                |
| YARD              | Hard-packed and graveled                                 |
| SALE PRICE        | <b>\$1,595,000.00</b>                                    |
| CONDO FEES        | \$2,040.58/month (2025)                                  |
| LEASE RATE        | <b>\$10.25/sq ft</b>                                     |
| OP COSTS          | \$4.80/ sq ft  |
| POSSESSION        | Immediate  |



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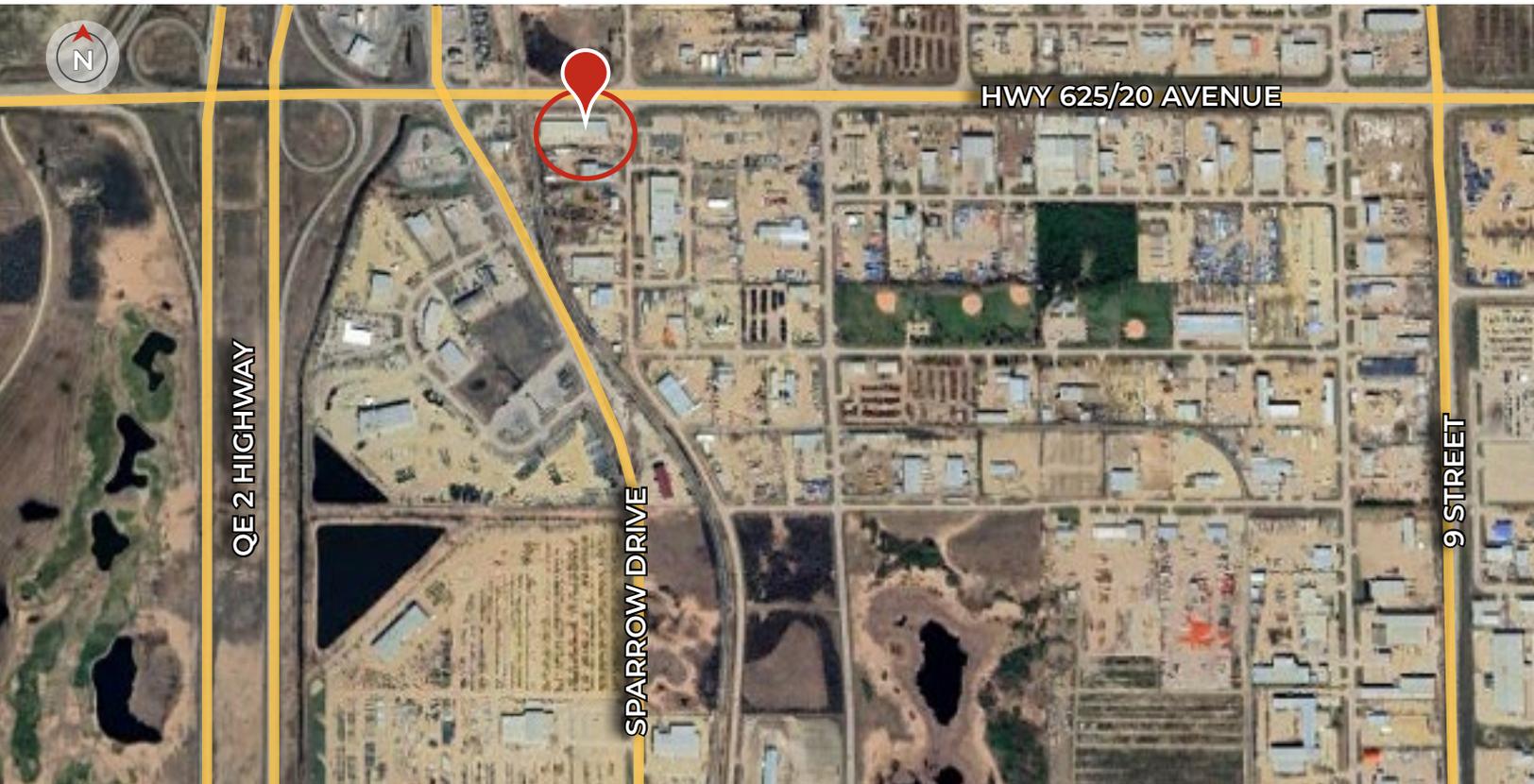
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**Property Location**



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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.



- 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 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.

**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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