

FOR LEASE

NISKU INDUSTRIAL OFFICE & SHOP

501 14 Avenue, Nisku, AB



HIGHLIGHTS

- 10,796 sq ft ± stand alone office/shop with cranes on 1.25 acres ±
- Main floor office/shop and 2nd floor office can be leased separately
- Fenced, gated & graveled
- 30' x 60' quonset with power & gas on a concrete slab
- Direct exposure to 5th Street
- Excellent access to Airport Road & QE II

SCOTT ENDRES

Partner, Broker

C 780.720.6541

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JOEL WOLSKI

Director, Associate

C 780.904.5630

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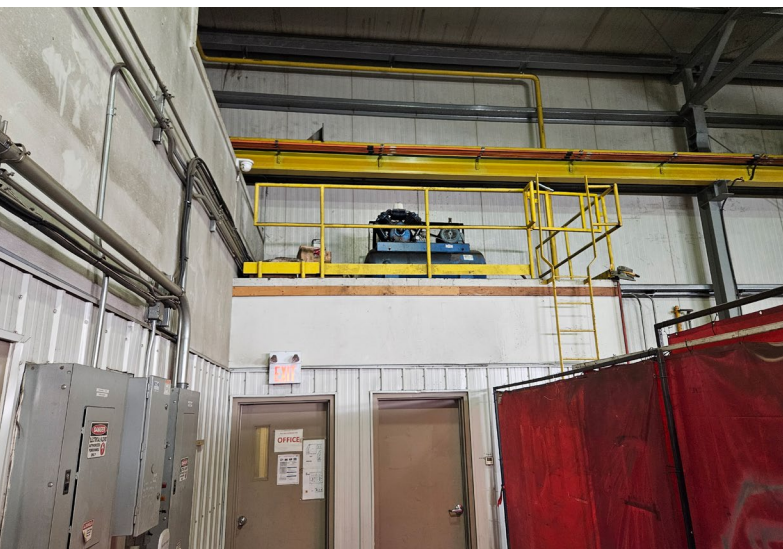


**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details & Financials

MUNICIPAL ADDRESS	501-14 Avenue, Nisku, AB
LEGAL DESCRIPTION	Plan: 8120810; Block: 21; Lot: 13
ZONING	GI (General Industrial)
MAIN FLOOR OFFICE	2,024 sq ft ±
2ND FLOOR OFFICE	2,024 sq ft ±
SHOP	6,748 sq ft ±
TOTAL	10,796 sq ft ±
SITE SIZE	1.25 acres ±
GRADE LOADING	(2) 16' x 16' powered OH doors
CRANE	(1) 7.5 tonne (1) 5-tonne
CEILING HEIGHT	23' under truss
POWER	600 Volt 800Amp
HEATING	In Floor/slab heating
LEASE RATE	\$16.00/sq ft (net)
OP COSTS	\$3.50/sq ft (Property taxes & insurance only)
POSSESSION	60 days

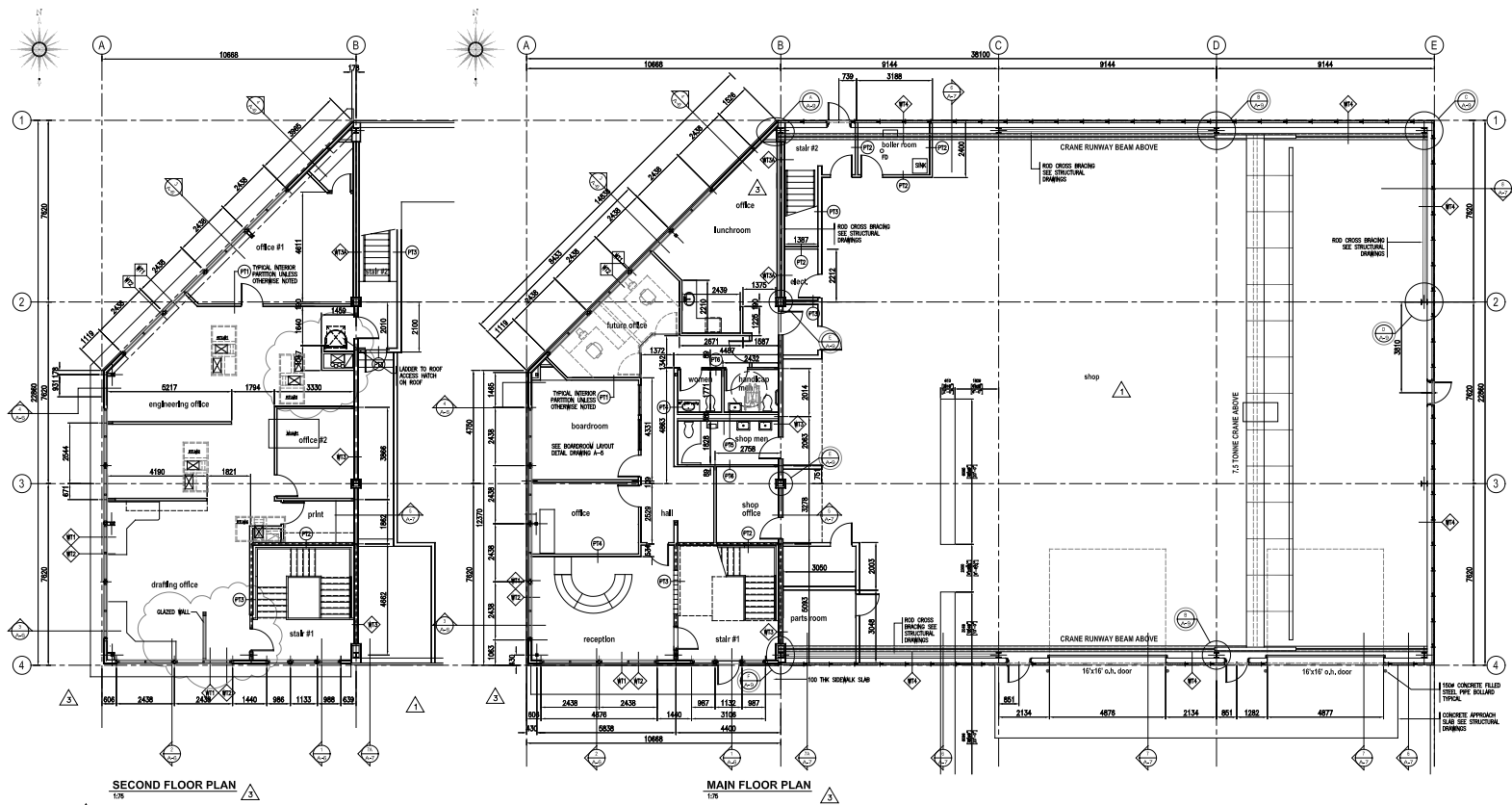


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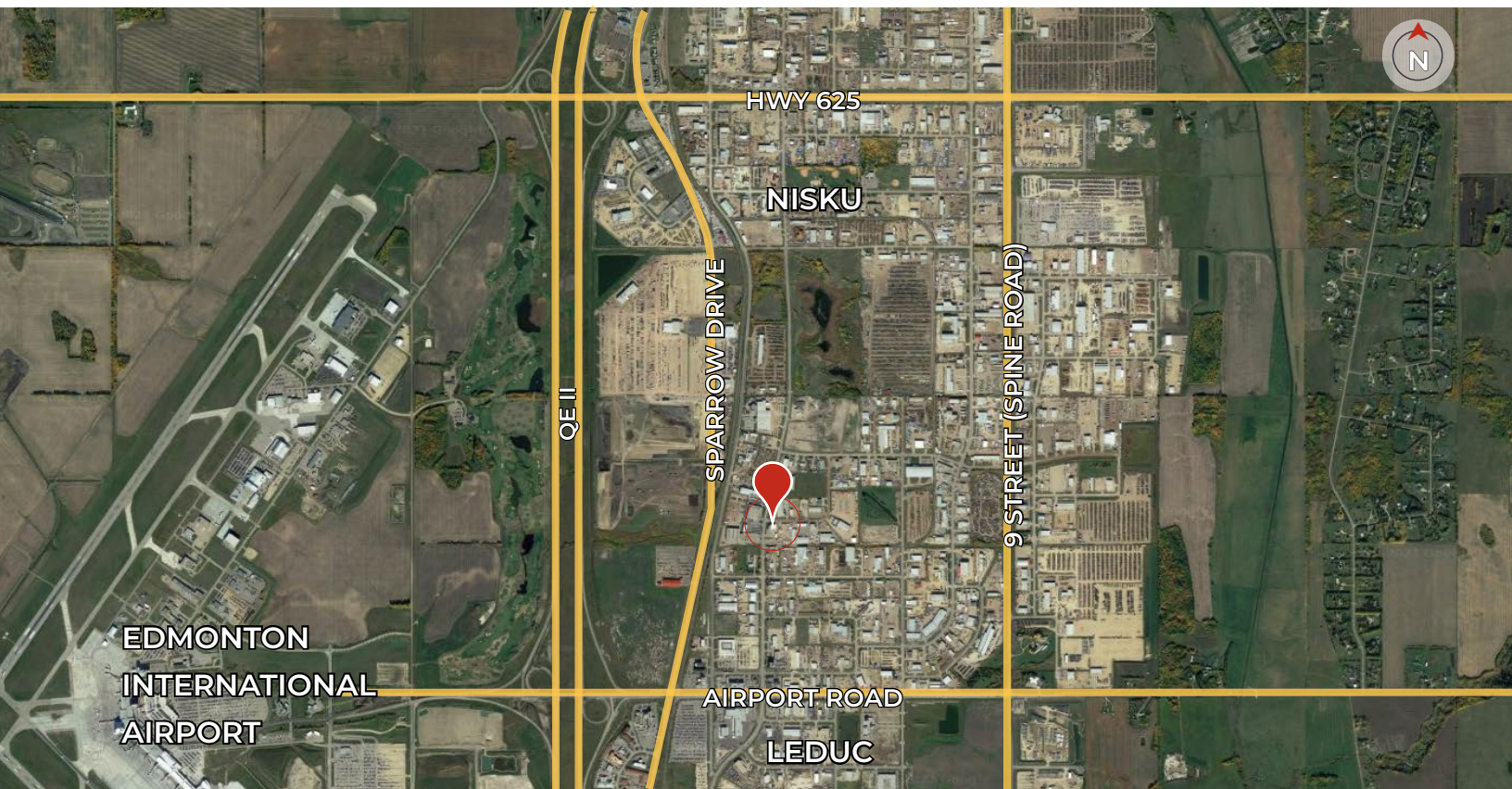
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Located in Nisku, Alberta. On the corner of 5th Street & 15th Avenue, accessible from Airport Road, Highway 625 & Spine Road (9th Street) 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. Leduc County provides competitive tax rates and supports economic growth.

*Quality Based on **Results**, Not **Promises**.*



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