



FOR SALE/LEASE

1704 5 Street,
Nisku, Alberta



Property Highlights

This property comes with 3 shops. Shop 1 has racks, an overhead crane and 105' in depth. Shop 2 has a 10 Ton overhead crane and is 140' in depth. Shop 3 has a 10 Ton overhead crane and is 140' in depth.

The property is located on the High Load Corridor which provides direct access to Fort McMurray, High Level, Grande Prairie and Peace River and is in close access to QEII Highway, Highway 625, Airport Road, Edmonton International Airport, EIA Premium Outlet Collection, Discovery Business Park and Century Mile Race Track.



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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Property Details

Zoning: IND - Industrial

Lot Size: 1-8.86 Acres

Ceiling Height: 20' Clear

Shop Area: 4 - Drive in shop (14' Doors)

Available Size:

Main Shop 11,016 SF

Main Floor Office 8,106 SF

Second Floor Office 3,842 SF

(Negotiable Office Space in GLA)

Outbuildings:

Quonset 5,325 SF

Cold Storage 4,840 SF

Heat Storage 2,157 SF

Cranes: 3 Overhead Cranes

Additional: Yard has power pedestal for equipment building needs

Aerial Map



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Property Photos



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