



AICRE
COMMERCIAL

FOR LEASE

NISKU RETAIL
966 SF (+/-)

205 19 Avenue, Nisku



HIGHLIGHTS

- High exposure end-cap unit at First Station Park Nisku
- Turn key and Tenant Improvement Allowance options negotiable
- Ample parking
- Neighbouring tenants include Tim Horton's, Edo Japan, Value Buds, Quiznos Sub, Great Liquor and Red Bowl Chinese Restaurant
- Other nearby businesses include; A&W, Petro-Canada and McDonald's
- High-traffic location with great exposure to Sparrow Drive
- Easily accessible to QEII HWY, HWY 19 and HWY 625 (20 Avenue)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton



QEII Highway: 100,000 (+/-) VPD
20 Avenue: 11,840 (+/-) VPD
Sparrow Drive South: 9,700 (+/-) VPD
Highway 19: 8,250 (+/-) VPD



14,416 (Total Population)
9.4% Population growth (2016-2021)



Average household income
Leduc County: \$106,000

Erin Oatway
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Jim McKinnon
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Colton Colquhoun
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PROPERTY DETAILS

ADDRESS:	205 19 Avenue, Nisku
LEGAL:	Plan 0829105, Block 1, Lot 18
ZONING:	Service Commercial (50-CS)
SIZE:	966 SF (+/-)
SIGNAGE:	Pylon (Additional Cost)
PARKING:	Scramble Parking Stalls - FCFS
UTILITIES:	Tenant is responsible for utilities
BASE RENT:	\$26.00 / SF
TENANT ALLOWANCE:	Negotiable
OPERATING COSTS:	\$15.53 / SF Includes property tax, management fees, insurance, common area work, snow removal, HVAC and waste disposal



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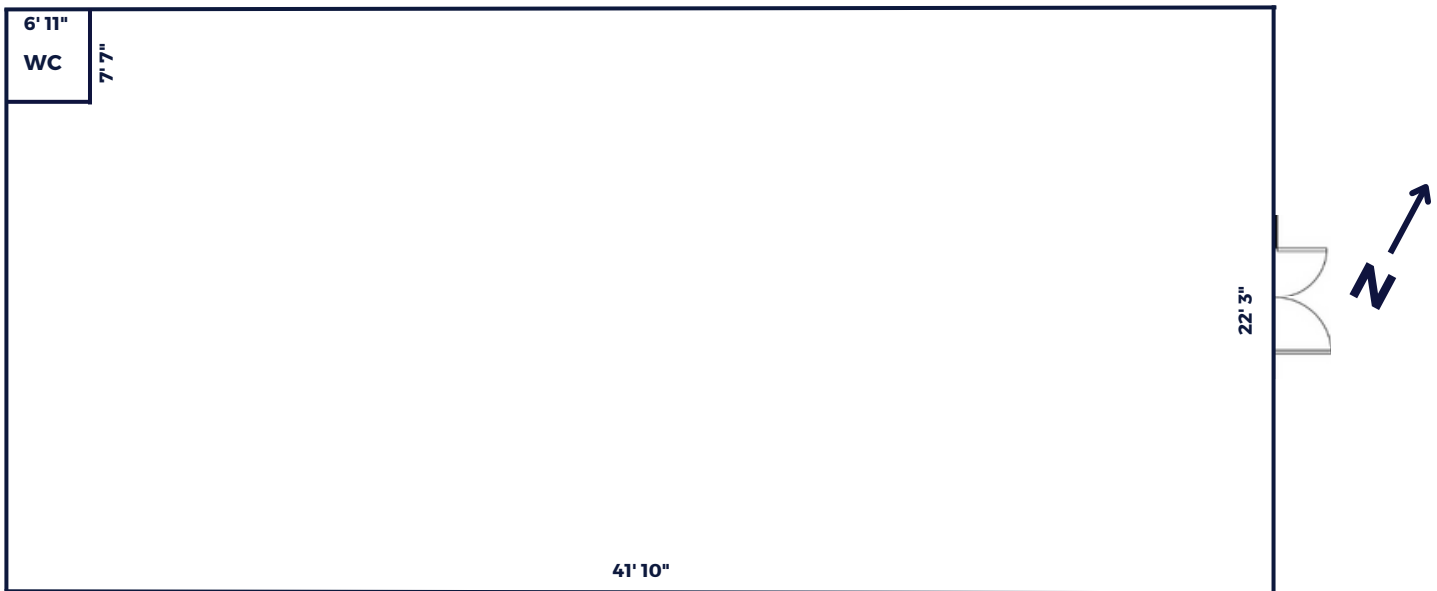
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THE LOCATION

205 19 Avenue
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FLOOR PLAN



***Floor plan is for illustrative purpose only**

The information contained herein is believed to be correct, however, does not form part of any future contract. All information is subject to errors, omissions, conditions, withdrawal or changes without notice and should not be relied upon without verification.

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