



1006 17 Avenue, Nisku

20,000 SF Freestanding Building



PROPERTY DETAILS

Address:	1006 17 Avenue, Nisku
Legal:	Plan 0524856, Block 5, Lot 5
Zoning:	Industrial (IND)
Year Built:	2009
Site Size:	3.01 Acres (+/-)
Total Size:	20,000 SF (+/-)
Shop Size:	16,800 SF (+/-)
Office Size:	3,200 SF (+/-)
Possession:	December 2024
Property Taxes:	\$37,034.57 (2023)
Sale Price:	\$4,200,000.00



PROPERTY HIGHLIGHTS

- Freestanding industrial building
- 2 x 5 Ton cranes
- Fire suppression
- Oversized grade loading doors
- Ability to demise into separately metered bays
- Available December 2024



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Overview of property



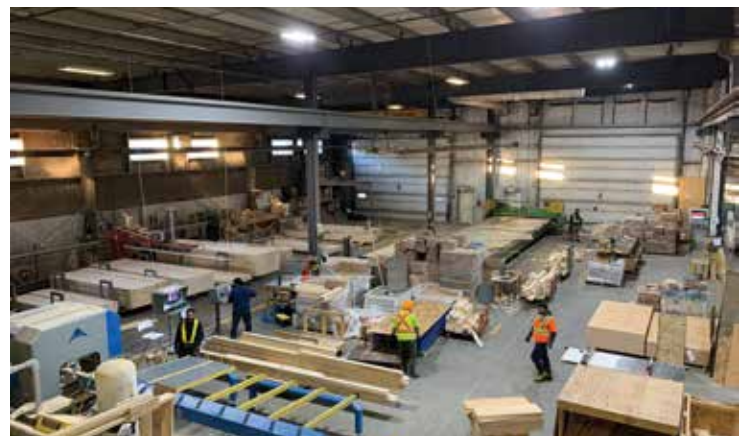
Grade loading



Office



Warehouse with crane



Warehouse

**PROPERTY
FEATURES**

1006 17 Avenue, Nisku



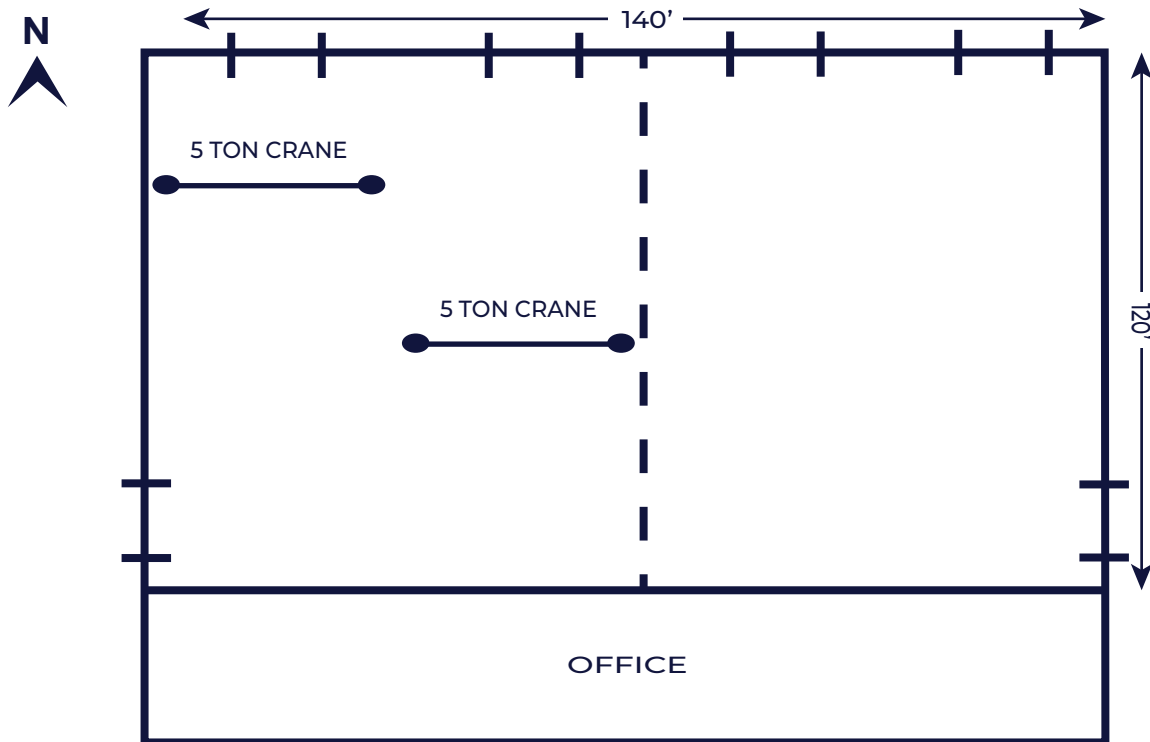
Property overhead



Property Overview

**FLOOR
PLANS**

1006 17 Avenue, Nisku



*Floor plans for illustrative purposes only

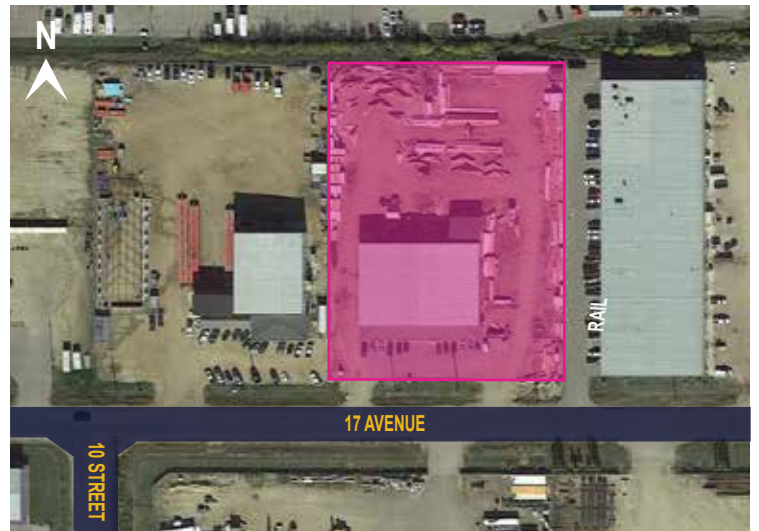
Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, Nisku Spin Road (9 Street) and Highway 325 (20 Avenue)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

PROPERTY SPECIFICATIONS

Heat:	Radiant
Power:	600 V / 400 AMP / 3 Phase TBC
Loading:	5 x 22' x 18" Grade Doors 1 x 8' x 12' Grade door
Ceiling Height:	24'
Crane:	2 x 5 Tone (50% Shop coverage)
Underhook Height:	19' TBC
Sump:	2 - Stage
Fire Suppression:	Yes



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