



1102 6 Street, Nisku

Freestanding Industrial Shop



## PROPERTY DETAILS

Address:	1102 6 Street, Nisku
Legal:	Plan 0721860, Lots 17 & 12A Plan 7922576, Lots 17 & 14
Zoning:	CS (Commercial Service)
Year Built:	2005 (2019 Addition)
Size Size:	6.04 Acres (+/-)
Total Size:	20,400 SF (+/-)
Shop Size:	15,600 SF (+/-)
Office Size:	4,800 SF (+/-)
Possession:	Immediate
Property Taxes:	\$45,272 (2024 Estimate TBC)
Sale Price:	\$4,800,000.00



## PROPERTY HIGHLIGHTS

- Owner/user opportunity
- Secured graveled yard
- Large overhead grade loading doors
- Multiple access points
- Paved parking out front
- Offices and reception area
- Fire suppression system



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Overview of property



Grade loading



Warehouse



Reception



Lunchroom

 **PROPERTY  
FEATURES**

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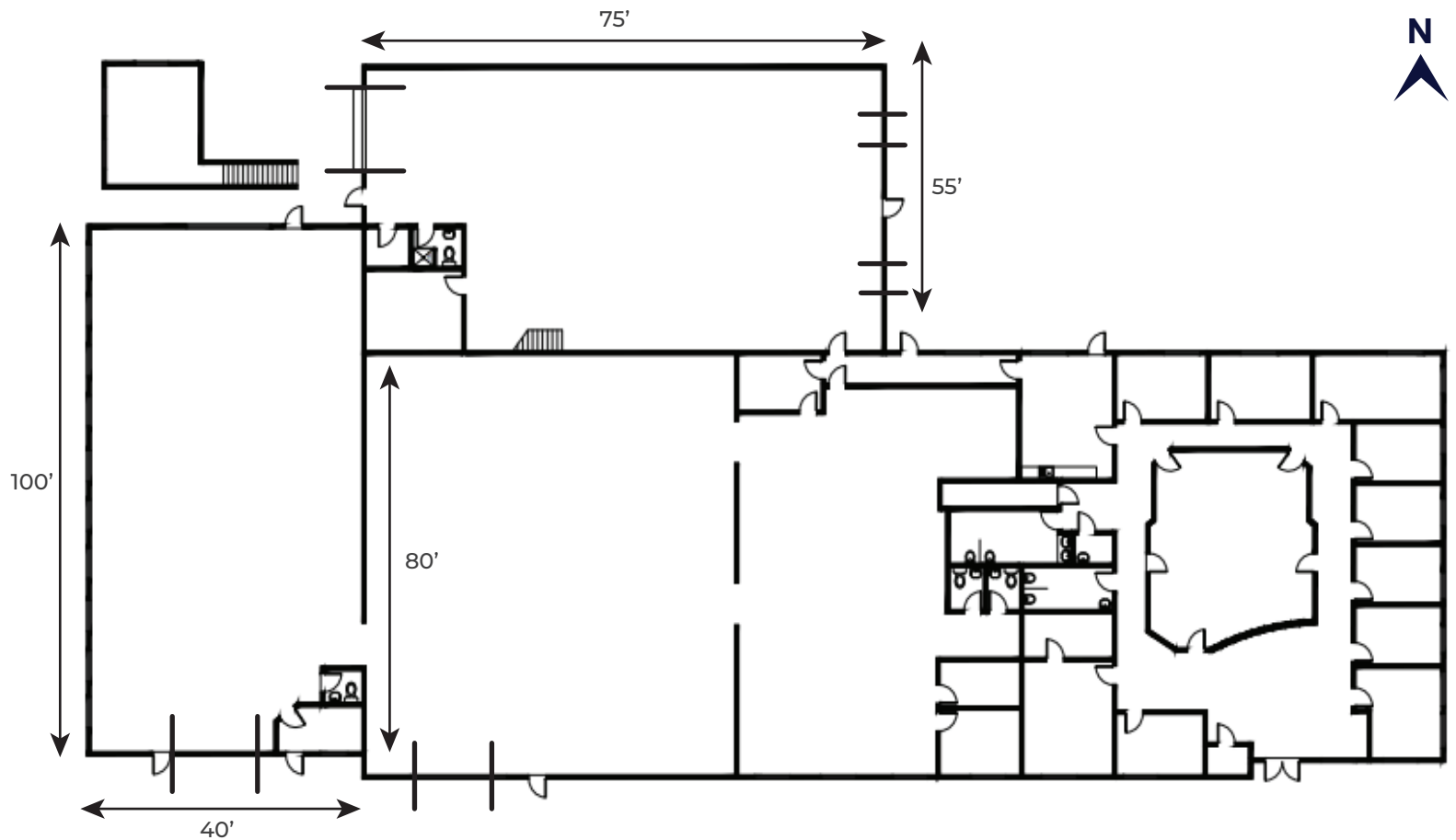


Front view



Warehouse overhead west

 **FLOOR  
PLANS**



\*Floor plans for illustrative purposes only



- Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive and Nisku Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton

**PROPERTY SPECIFICATIONS**

Yard:	Fenced & gated
Heat:	Radiant & Forced Air
Power:	347-600 & 120-208 V 225 A / 3 Ph TBC
Loading:	3 x 16' x 16' Grade Doors
	2 x 14' x 16' Grade Doors
	1 x 12' x 10' Grade Door
Ceiling Height:	19'
Clear Height:	16' (10' in south shop)
Sump:	Yes
Makeup Air:	Yes
Fire suppression:	Yes
Security:	Yes



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