

NOTABLE INDUSTRIAL SALES



1803/05 4 STREET NISKU ALBERTA

SIZE:	119,599 SF
SITE SIZE:	5.96 Acres
TYPE:	Industrial Warehouse
DATE:	February 14, 2024
PRICE	\$12,600,000.00
PRICE / SF:	\$105.00
SELLER PROFILE:	Regional Investor
BUYER PROFILE:	Local Owner



2308 8 STREET NISKU ALBERTA

SIZE:	130,798 SF
SITE SIZE:	26.33 Acres
TYPE:	Industrial Warehouse
DATE:	January 5, 2024
PRICE	\$20,000,000.00
PRICE / SF:	\$153.00
SELLER PROFILE:	Local / Former Occupier
BUYER PROFILE:	Local Investor



3601 82 AVENUE LEDUC ALBERTA

SIZE:	216,511 SF
SITE SIZE:	11.05 Acres
TYPE:	Industrial Multi-Bay Warehouse
DATE:	January 18, 2024
PRICE	\$16,000,000.00
PRICE / SF:	\$74.00
SELLER PROFILE:	Local Investor
BUYER PROFILE:	JV - Local / National

DISCLAIMER: THIS DISCLAIMER APPLIES TO AICRE COMMERCIAL. THE INFORMATION SET OUT, INCLUDING, WITHOUT LIMITATION, ANY PROJECTIONS, IMAGES, OPINIONS, ESTIMATES OR ASSUMPTIONS OBTAINED FROM THIRD PARTIES HAS NOT BEEN VERIFIED, AND AICRE COMMERCIAL DOES NOT GUARANTEE OR REPRESENT THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE RECIPIENT OF THE INFORMATION SHOULD TAKE STEPS THEY DEEM NECESSARY TO VERIFY THE INFORMATION. DEALS NOT NECESSARILY COMPLETED BY AICRE COMMERCIAL.



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

Ashley Chronik
Associate
780-910-6809
ashley@aicrecommercial.com



aicrecommercial.com