AICRE COMMERCIAL

FOR SALE/LEASE

506 24 Avenue, Nisku

20,000 SF (+/-) FREESTANDING SHOP

PROPERTY DETAILS

Address:	506 24 Avenue, Nisku
Legal:	Lot 36, Plan 0021583
Zoning:	Industrial (IND)
Lot Size:	1.66 Acres (+/-)
Building Size:	20,000 SF (+/-)
2nd Floor Office Size:	1,500 SF (+/-) (not included in leaseable SF)
Op. Costs	$1.96 (Self-Managed)
Base Rent:	$15.00 SF
Sale Price:	$4,400,000.00
Possession:	Immediate

PROPERTY HIGHLIGHTS

- Immaculate and functional building with multiple offices
- Freshly renovated offices
- 4 Overhead loading doors and air makeup
- Fenced yard and ample parking
- Great Shop to Yard ratio
- Bonus second floor mezzanine office space
- Easy access to Airport Road and QE 2

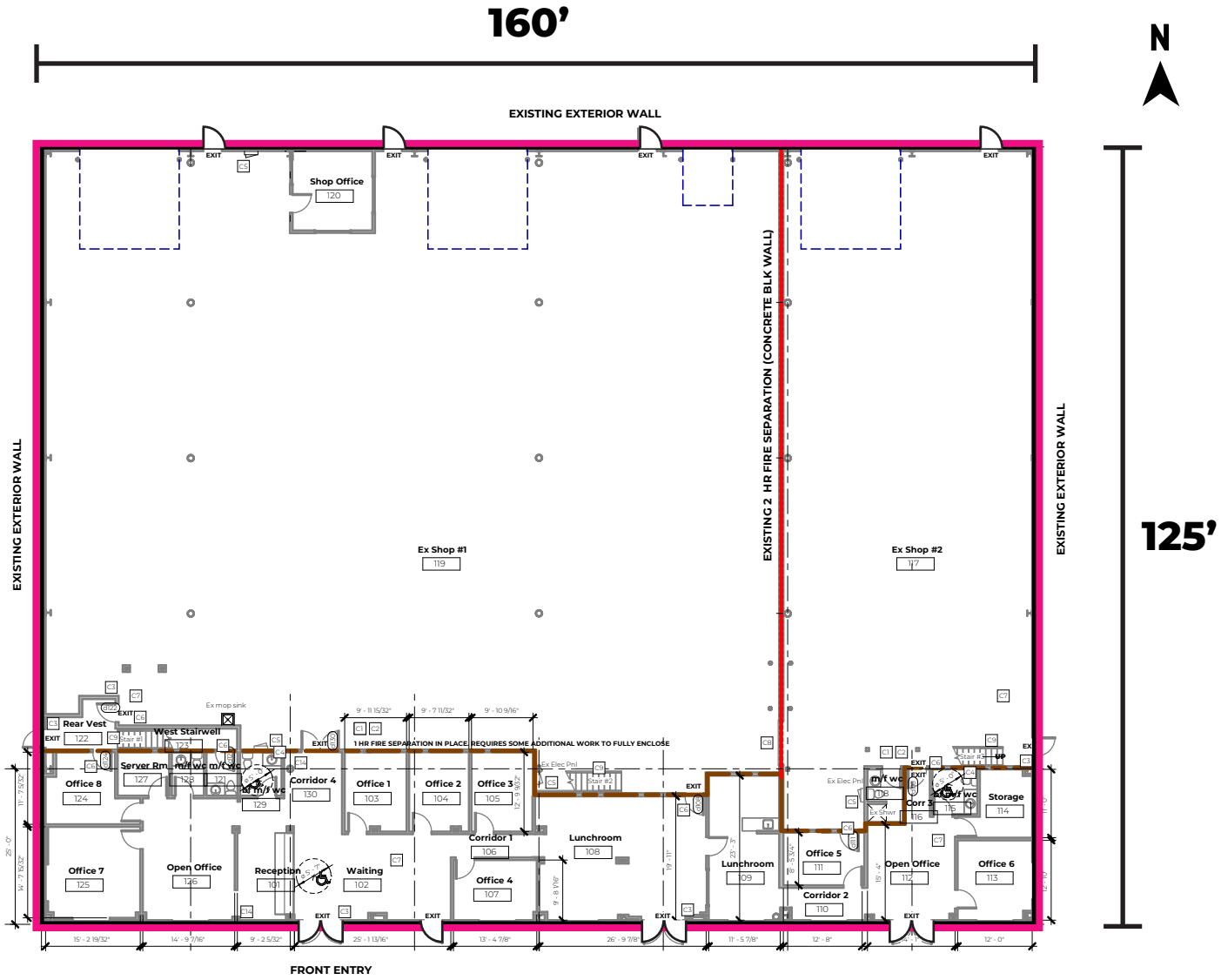
Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

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

FLOOR PLAN

506 24 Avenue, Nisku

MAIN FLOOR



PROPERTY HIGHLIGHTS

Loading:	(3) 16’ x 12‘ Loading Grade Doors
	(1) 10’ x 8‘ Loading Grade Doors
Power:	TBD
Ceiling Height:	22’ - 25’
Heat:	Radiant Tube & Forced Hot Air
Air Makeup:	Yes
Lighting:	To be upgraded to LED

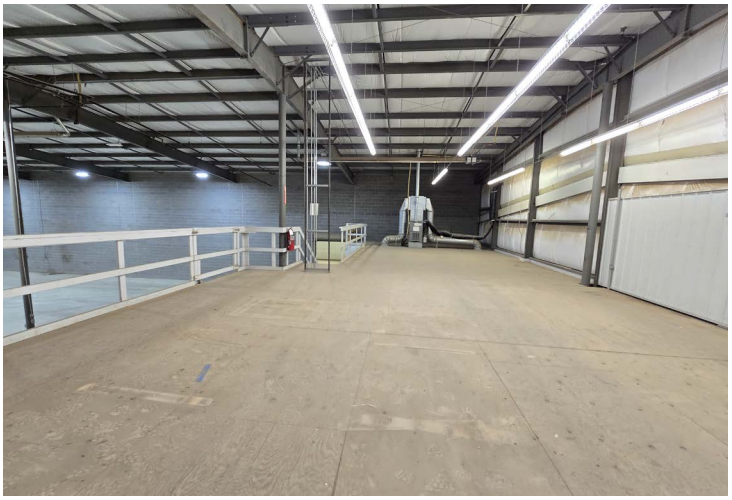
Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

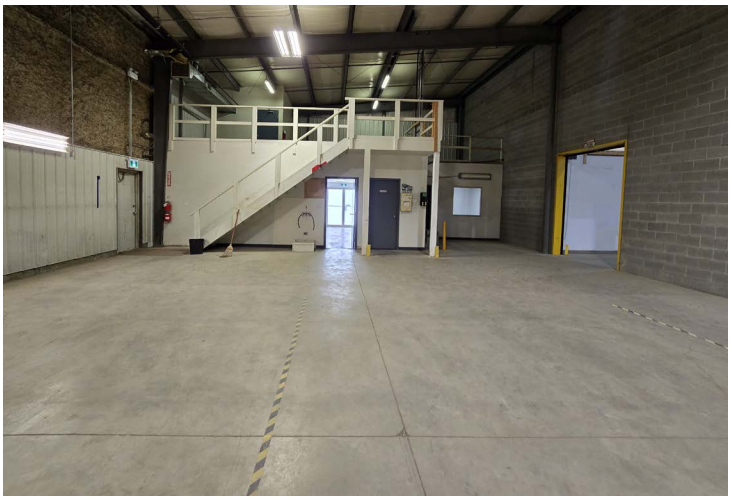
PROPERTY PICTURES

506 24 Avenue, Nisku

Property features:

AIR MAKEUP | HEAT | YARD | LOADING | PARKING





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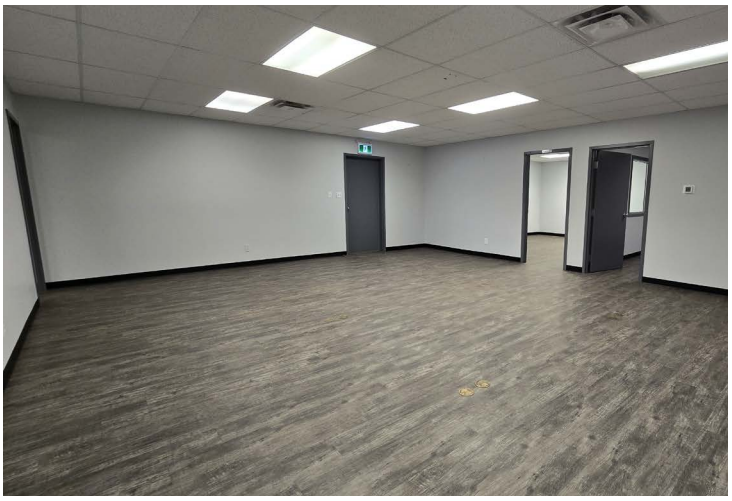
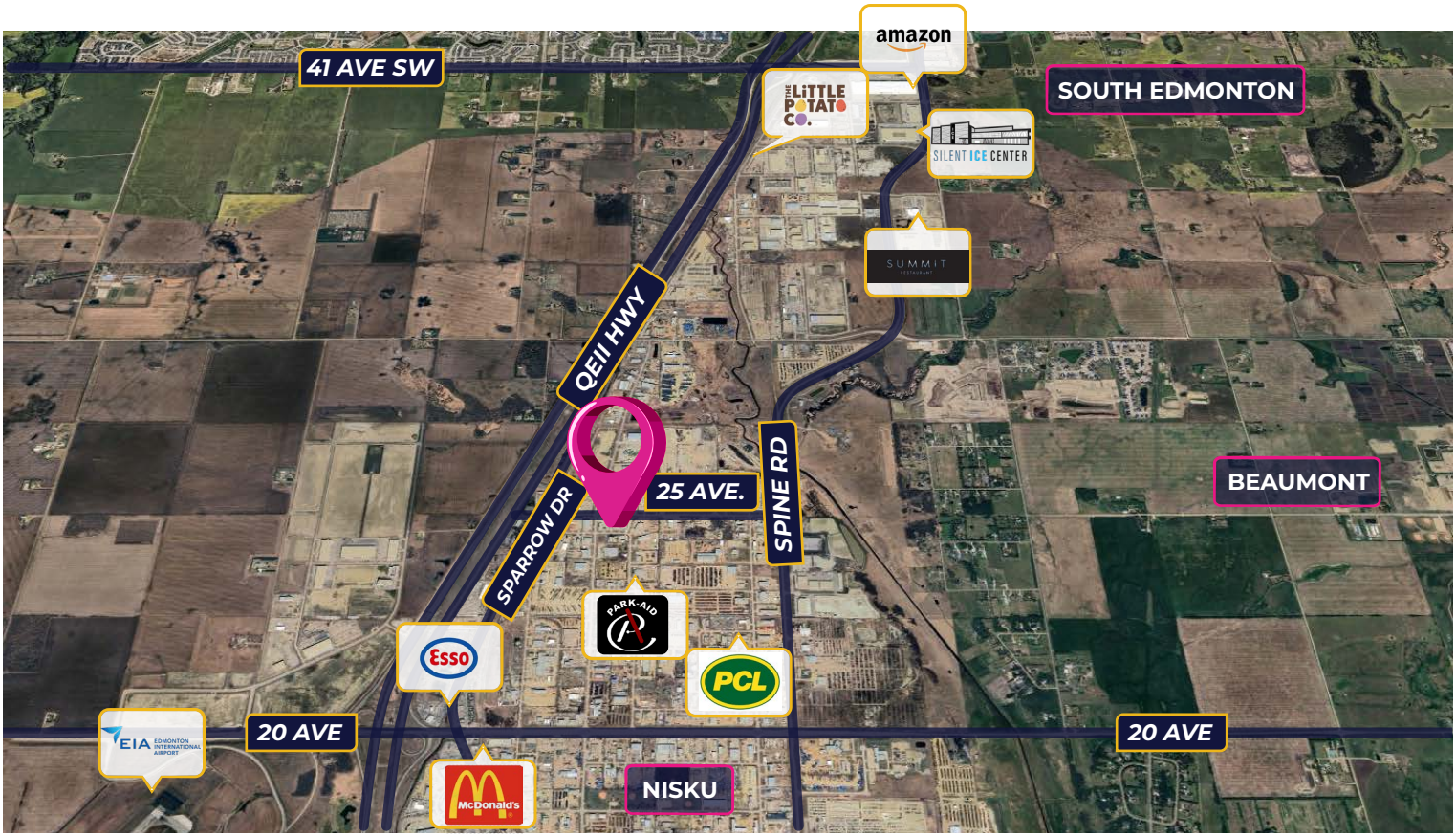


PROPERTY LOCATION

506 24 Avenue, Nisku

Neighbourhood features: BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



NEIGHBORHOOD HIGHLIGHTS

- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

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