



**AICRE**  
COMMERCIAL



# SUCCESS STORY

**LEASE — 2025**

1203 6 Street, Nisku

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**Freestanding Shop on 2.16 Acres**



## PROPERTY DETAILS

<b>Address:</b>	1203 6 Street, Nisku
<b>Legal:</b>	Plan 7922576, Block 16, Lot 5
<b>Zoning:</b>	IND (Industrial)
<b>Total Size:</b>	2.16 Acres (+/-)
<b>Shop Size:</b>	15,170 SF (+/-)
<b>Loading:</b>	8 x 14' x 14' Grade Doors

## SCENARIO

1203 6 Street, Nisku is a 15,170 SF freestanding industrial shop on 2.16 acres - 8 grade loading doors, low site coverage, a fully fenced and gated yard with wash bay, air make up, airlines throughout and fixtured office. Buildings with this operational flexibility remain limited across the greater Edmonton market, particularly for users requiring multi-bay configuration, functional bay depth and outdoor storage.

With possession available Summer 2025, ownership sought to secure a tenant ahead of an upcoming vacancy, and its strong functional attributes made it competitively positioned against newer higher-priced alternatives in the Leduc-Nisku market.

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## SOLUTION

AICRE positioned the property as one of the few large-yard, low-site-coverage industrial shops in Nisku suitable for transportation, equipment servicing, industrial contracting and fabrication users.

Marketing highlighted key operational strengths: 8 grade doors, 16'-18' clear height, wash bay, sump, floor drains, hotsy (pressure wash-unit), radiant and forced-air heat, airlines throughout, and strong truck circulation supported by the large yard. AICRE targeted users needing multi-bay functionality and secure yard storage.

Location advantages—including proximity to QEII, Airport Road, Nisku Spine Road, and major industrial amenities—were emphasized to fleet-heavy tenants. Tours focused on operational workflow and how the building's infrastructure aligned with user requirements.

## SUCCESS

AICRE successfully positioned 1203 6 Street as one of Nisku's best-value large-yard industrial shops, generating strong interest from transportation and industrial service operators. By highlighting the building's unique combination of multi-bay loading, operational enhancements and a 2 acre secured yard, AICRE enabled ownership to attract qualified tenants aligned with the facility's strengths, and ultimately lease out the facility with a complimentary start date to the expiry of the exiting tenants Lease.

This case further demonstrated AICRE's leadership in Nisku's heavy-industrial corridor and the strong ongoing demand for practical, well-located industrial facilities.





## **JIM MCKINNON**

BROKER/PARTNER  
780-719-8183

[jim@aicrecommercial.com](mailto:jim@aicrecommercial.com)



## **ERIN OATWAY**

PARTNER/ASSOCIATE  
780-218-7585

[erin@aicrecommercial.com](mailto:erin@aicrecommercial.com)



## **ASHLEY CHRUNIK**

ASSOCIATE  
780-910-6908

[ashley@aicrecommercial.com](mailto:ashley@aicrecommercial.com)

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