



AICRE
COMMERCIAL



SUCCESS STORY

LEASE & BUSINESS SALE — SUMMER 2025

#5 & #6 1807 2 Street, Nisku

SUCCESS STORY



#5 & #6 1807 2 Street, Nisku

7,000 SF (+/-) Warehouse/BAY



PROPERTY DETAILS

Address:	#5 & #6 1807 2 Street, Nisku
Zoning:	CS (Service Commercial District)
Total Size:	7,000 SF (+/-)
Warehouse Size:	4,000 SF (+/-)
Office/Showroom:	1,500 SF (+/-)
2nd Floor:	1,500 SF (+/-)
Sublease Expiry:	March 31, 2030

SCENARIO

OK TIRE occupied a well-located 11,000 SF commercial shop in Nisku (1807 2 Street) with strong visibility, dual access, yard, and functional showroom/warehouse space. As their operations shifted, they needed a clean exit from the location and their long-term lease obligations—without creating disruption for the Landlord or leaving a vacancy in an extremely tight Nisku market.

At the same time, **FREEWAY TIRE**, already established in the region, required additional space and wanted a strategic Nisku presence without the delays or costs of relocating into new construction. Aligning timelines, lease obligations, and Landlord expectations required a coordinated, solutions-focused approach.

SUCCESS STORY

SOLUTIONS

AICRE Commercial facilitated a three-party transaction that allowed all sides to achieve their goals without downtime or friction. Working directly with OK Tire, Freeway Tire, and the Landlord, AICRE:

- Structured a mutually beneficial lease transition, allowing OK Tire to exit its remaining term.
- Oversaw the sale of the existing business chattels between Freeway Tire and OK Tire
- Negotiated a new direct lease between Freeway Tire and the Landlord, ensuring long-term stability for the property.
- Protected the Landlord's continuity by securing a credit-worthy, operational tenant already active in the area.
- Managed all communication, documentation, and timing to ensure the space transferred seamlessly during Spring–Summer 2025.

- Provided market guidance around the property's functional advantages—including grade loading, showroom/office buildout, yard area, and high visibility along 2 Street.

SUCCESS

The result was a clean, fast, and efficient takeover:

- Freeway Tire expanded into a prominent Nisku location with a fresh long-term lease.
- OK Tire successfully exited the site and their remaining financial obligations.
- The Landlord secured a stable tenant without any downtime, vacancy, or uncertainty.

This was a textbook example of AICRE's ability to create win-win-win outcomes—aligning user needs, landlord requirements, and market timing to keep quality space occupied in Nisku's high-demand industrial corridor.





JIM MCKINNON

BROKER/PARTNER
780-719-8183

jim@aicrecommercial.com



ERIN OATWAY

PARTNER/ASSOCIATE
780-218-7585

erin@aicrecommercial.com



ASHLEY CHRUNIK

ASSOCIATE
780-910-6908

ashley@aicrecommercial.com

AICRE COMMERCIAL | EDMONTON | LEDUC | NISKU

