



AICRE
COMMERCIAL



SUCCESS STORY

SALE — 2025

604 15A Avenue, Nisku

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5,150 sf (+/-) Freestanding Shop on 2.16 Acres



PROPERTY DETAILS

Address:	604 15A Avenue, Nisku
Zoning:	IND (Industrial)
Site Size:	1.03 Acres (+/-)
Building Size:	5,150 SF (+/-)
Shop:	4,800 SF (+/-)
Office:	350 SF (+/-)
Loading:	2 x 16' x 14' Grade Doors 2 x 18' x 14' Grade Doors

SCENARIO

604-15A Avenue, Nisku is a 5,150 SF freestanding industrial shop situated on 1.03 acres, featuring 4 grade loading doors (2 x drive through bays), 18' clear height, a dual-compartment sump, concrete apron, and efficient drive-around yard access. Its excellent location near QEII, Airport Road, EIA, and the Nisku Industrial Park made it a strong owner-user opportunity in a supply-constrained segment of the market.

High-functioning small-bay freestanding buildings remain extremely limited across Nisku. With demand from owner-operators still outpacing inventory, the property was positioned for strong activity if launched correctly. The Vendor was looking for maximum exposure and a fast, clean sale with strong terms.

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SOLUTION

AICRE positioned the property as one of the few available small-bay freestanding ownership opportunities in Nisku. Marketing emphasized key functional strengths including: 4 grade doors, 18' clear height, sump, fenced yard, full circulation capability, and strategic proximity to major industrial corridors. Targeting focused on active owner-operators, transportation-related users, and buyers seeking secure yards and functional shop space.

AICRE executed a high-velocity launch strategy designed to activate qualified buyers within days. The initial exposure generated significant inbound interest, multiple tours which enabled AICRE to run a structured best-and-final process to create competitive tension. Negotiations and due diligence were managed tightly to maintain momentum and drive the deal to closing with speed and certainty.

SUCCESS

AICRE generated exceptional early activity, securing 8 strong offers within the first week of going to market. Competitive bidding maximized price and terms for the Vendor. The transaction successfully closed at the end of September 2025, approximately 1 month after listing—one of the fastest industrial sales AICRE has completed.

This case reinforces AICRE's ability to create market velocity, extract competitive value, and deliver high-certainty outcomes for clients in the Nisku/Leduc industrial corridor where functional owner-user buildings continue to trade competitively.





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

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