



24521 Township Road 510, Nisku

Modern Office Space



## PROPERTY DETAILS

Address:	24521 Township Road 510, Nisku
Legal:	Plan 0622076, Lot 10
Zoning:	IND - Industrial
Total Size:	8,000 SF (+/-)
Main Floor:	5,000 SF (+/-)
Second Floor:	3,000 SF (+/-)
Base Rent:	\$16.00 SF
Op Costs:	\$7.50 SF (Include Utilities)
Available:	Immediately



## PROPERTY HIGHLIGHTS

- Modern office space with abundant natural light throughout
- Excellent connectivity to major roadways and nearby amenities in South Edmonton, Nisku and Beaumont
- Ideal for a variety of professional services
- Beautiful open reception with feature staircase, a number of private offices, boardroom, kitchen/lunchroom, washrooms & locker room



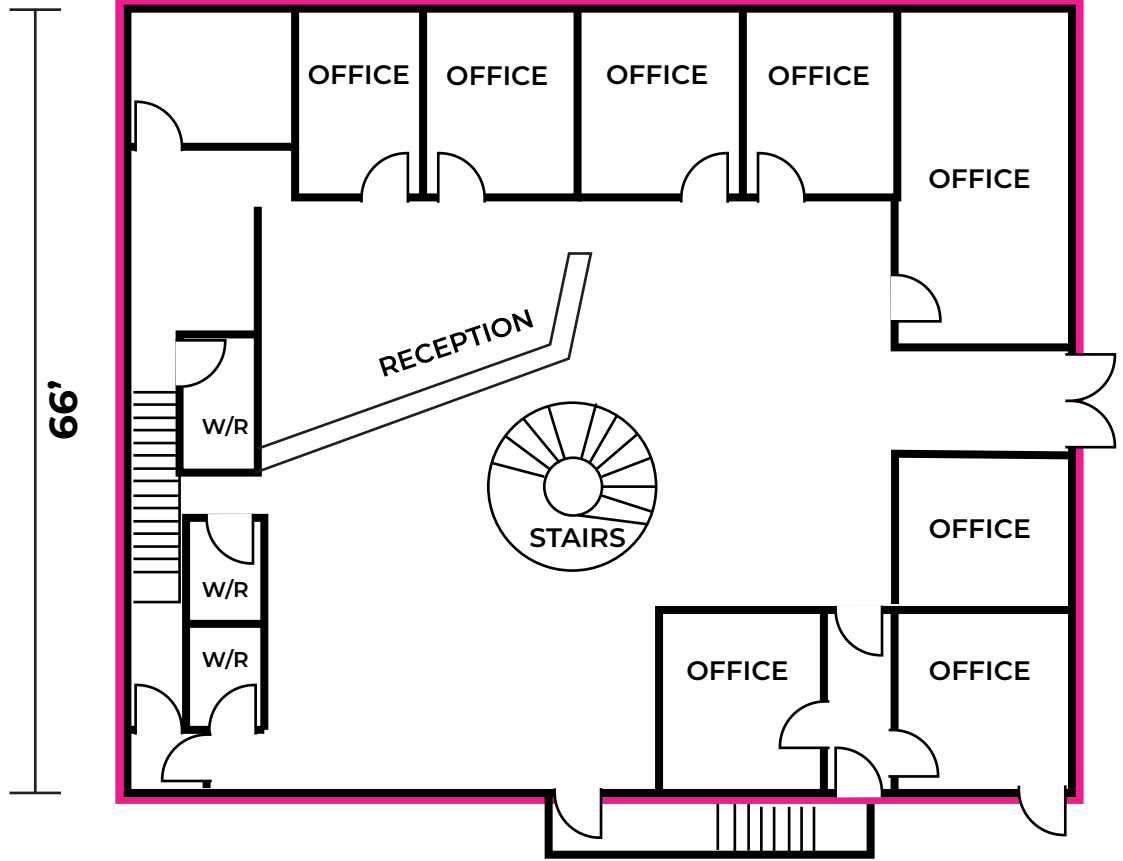
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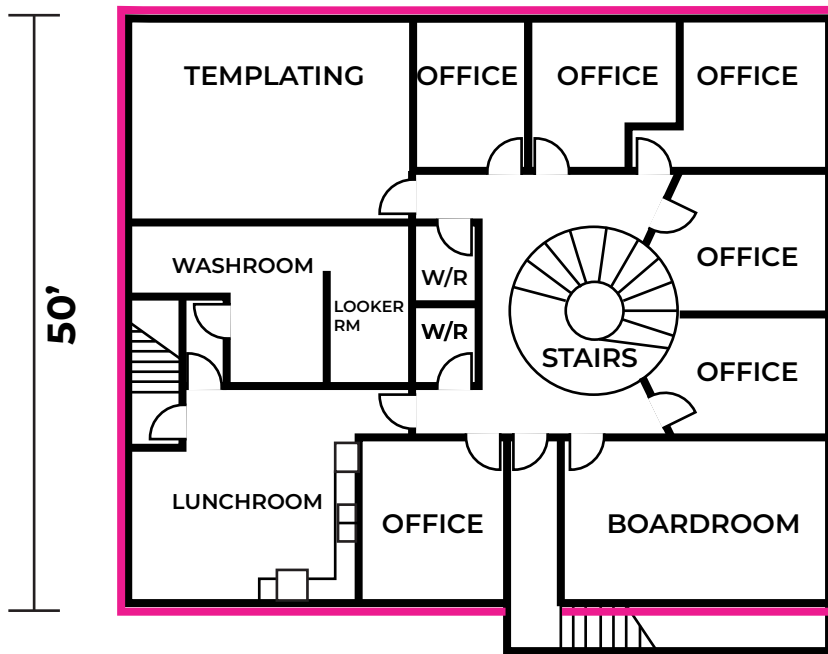
76'

**MAIN FLOOR:  
5,000 SF (+/-)**



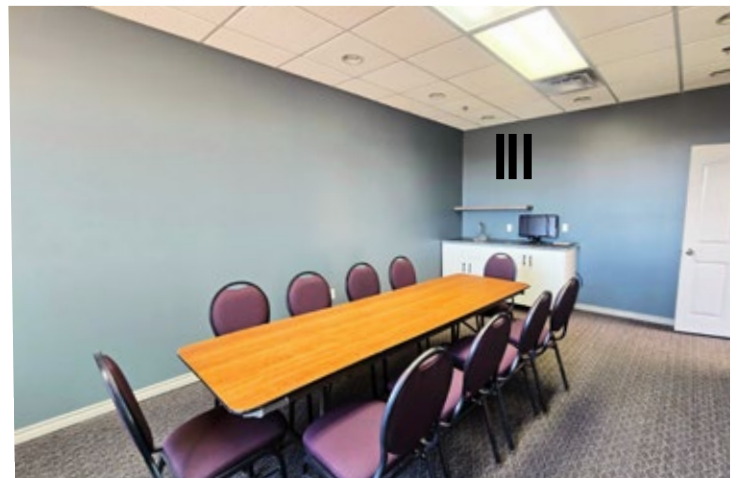
60'

**2ND FLOOR :  
3,000 SF (+/-)**



*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 details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property features:



Neighbourhood features:



**NEIGHBORHOOD HIGHLIGHTS**

- Easy access to South Edmonton, Beaumont and Nisku/Leduc via Spine Road and Township Road 510
- Strong connectivity to major transportation routes including QEII HWY and Anthony Henday Drive
- Surrounded by a wide range of industrial, logistics/distribution and commercial businesses



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