AICRE COMMERCIAL

FOR SALE



1205 6 Street, Nisku

MULTI-USE FREESTANDING

PROPERTY DETAILS

Address:	1205 6 Street, Nisku, AB
Legal:	7922576; 16; 6
Zoning:	Industrial
Site Size:	2.04 Acres (+/-)
Building Size:	15,366 SF (+/-)
Property Tax:	$24,058.60 (2026 estimate)
Sale Price:	$3,775,000.00
Available:	Immediately

PROPERTY HIGHLIGHTS

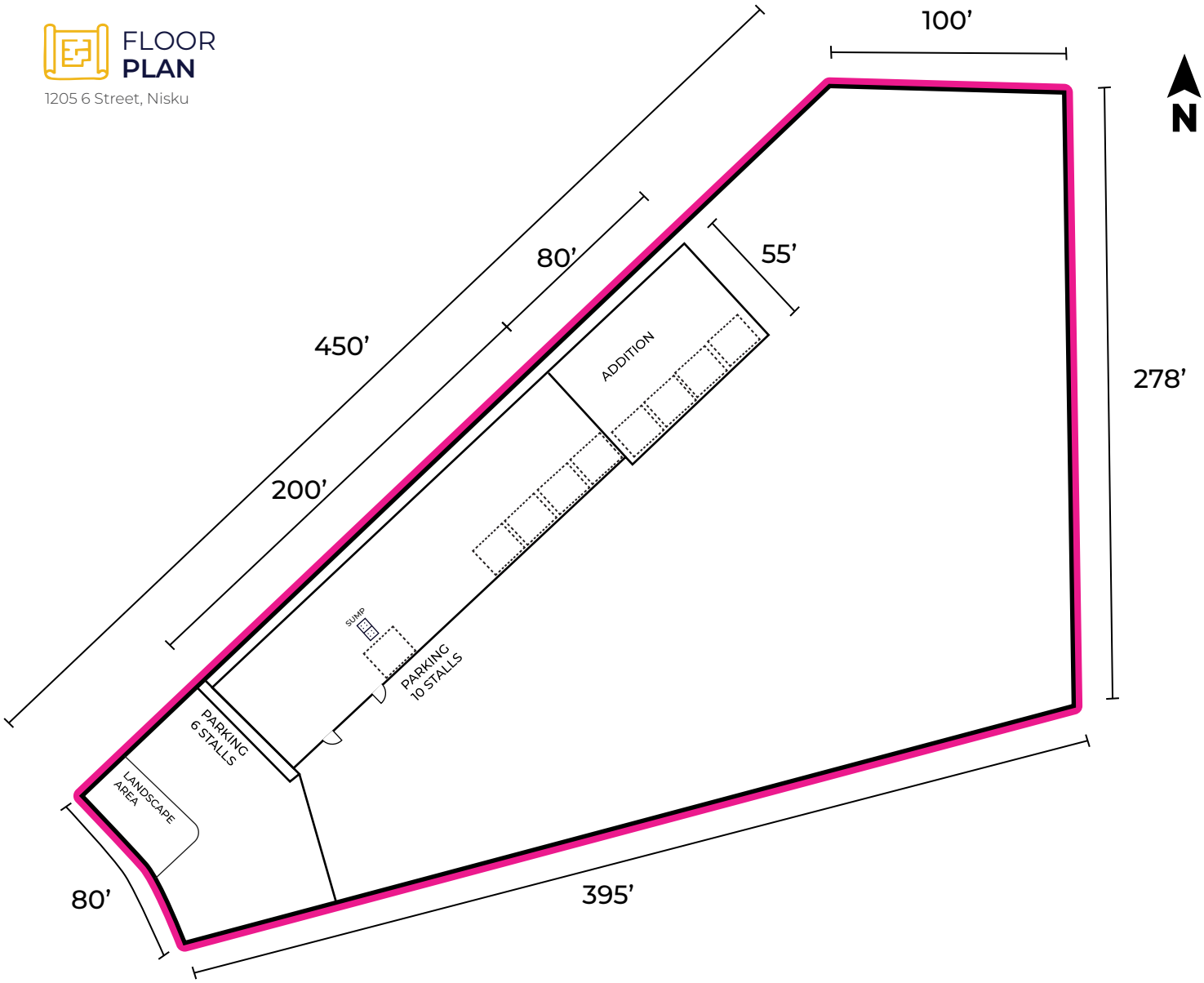
- Freestanding shop - Cinder block and metal construction
- Fully fenced/gated, compact gravel yard
- Nine (9) drive-in doors
- Irrigation system (front lawn and garden)
- Neat office component with 2 offices, reception, lunchroom, and washroom
- Office furniture available
- Close proximity to QE II Highway and Edmonton International Airport
- NO OFFSITE LEVIES OWING

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FLOOR PLAN

1205 6 Street, Nisku



PROPERTY DETAILS

Heat:	Radiant + Ceiling Fans
Power:	400A / 240V / 3 Phase (TBC by Purchaser)
Loading:	Drive-in doors (mixed sizes, TBC - approx. 12'x12' to 18'x14')
Crane:	Yes - Monorail, 1,500 lb | 5 T capable in east extension
Ceiling Height:	22" to roof deck | ~19' clear under joist
Sump:	Yes - West Bay
Air Filtration:	Fan + Vent
Lighting:	LED
Security:	Yes - cameras and alarm

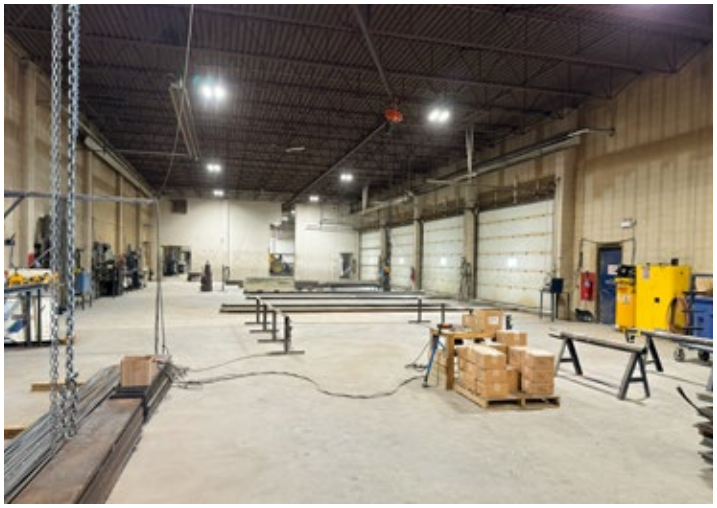


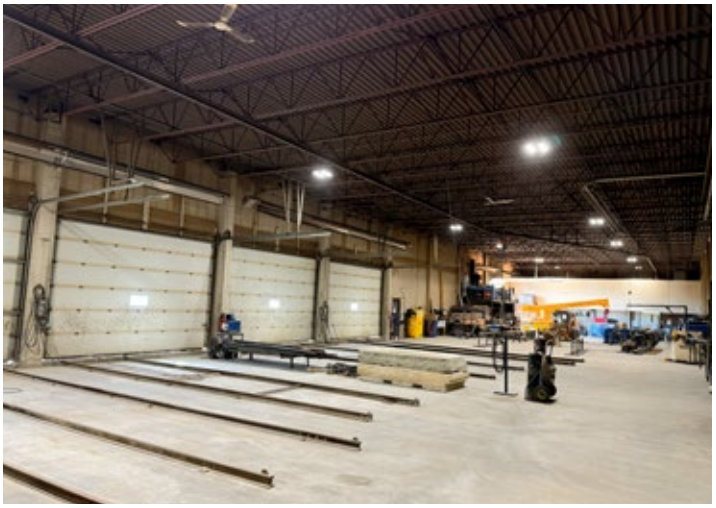
Disclaimer: This **floorplan** is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without 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 PHOTOS

1205 6 Street, Nisku

Property features: SUMP HEAT CRANE LOADING YARD













PROPERTY LOCATION

1205 6 Street, Nisku

Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



NEIGHBORHOOD HIGHLIGHTS

- **Prime Location in Nisku Business Park:** Situated in a well-established industrial hub with easy access to major transportation routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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