

PRICE REDUCTION: \$4,100,000

FOR SALE/LEASE:

1401 SPARROW DRIVE NISKU, AB

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April 26, 2023

**12,000 SF FREESTANDING BUILDING
ON 2.46 ACRES**

**DOCK AND GRADE LOADING BUILDING,
READY FOR OCCUPANCY**



THE OPPORTUNITY

- Four (4) offices, washrooms, lunch room, tool crib
- 6" concrete floor
- Three (3) accesses on site
- Exposure to Sparrow Drive
- Combination of dock and grade loading



OPPORTUNITY DETAILS

LEASE RATE
\$18.00/SF

OPERATING COST
Self-managed

SALE PRICE
\$4,100,000.00

TAXES (2022)
To be confirmed

AVAILABILITY
Immediate

PROPERTY DETAILS

MUNICIPAL ADDRESS

1401 Sparrow Drive, Nisku, AB

LEGAL DESCRIPTION

Plan: 0627117
Block: 4
Lot: 1

YEAR BUILT

2022

MARKET

Nisku

ZONING

IND - Industrial

SITE SIZE

2.46 Acres

SITE COVERAGE RATIO

11.2%

AVAILABILITY

2,000 SF - Main Floor Office
10,000 SF - Warehouse
12,000 SF - Total

POWER

600 AMP (TBD)

LOADING DOORS

Grade (2) 14'x14' with electric opener
Dock (2) 10'x12' with electric opener
and automatic load levelers

LIGHTING

LED

HEATING

Radiant

SUMPS

Yes - two compartment sump

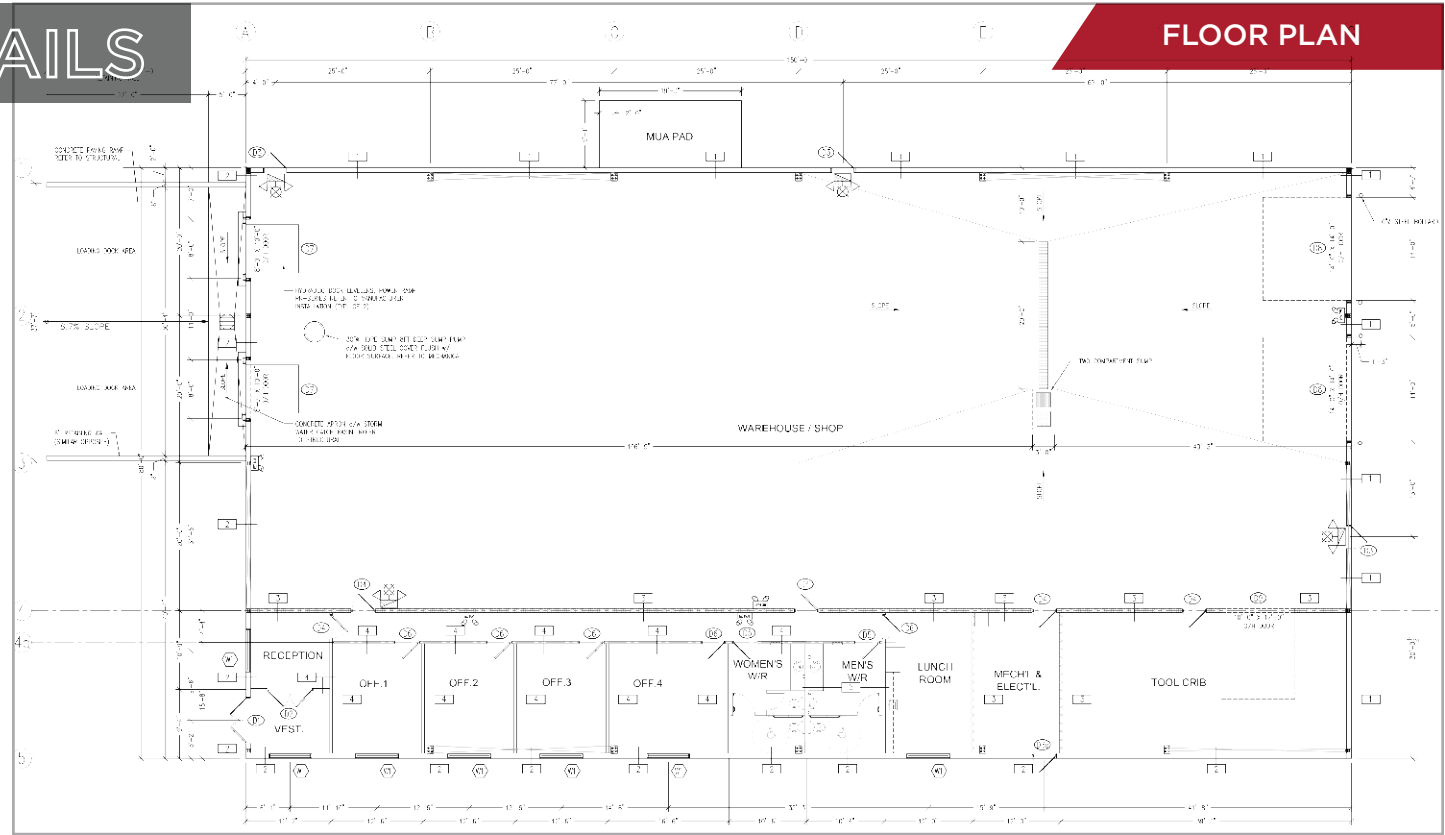
CRANE

No

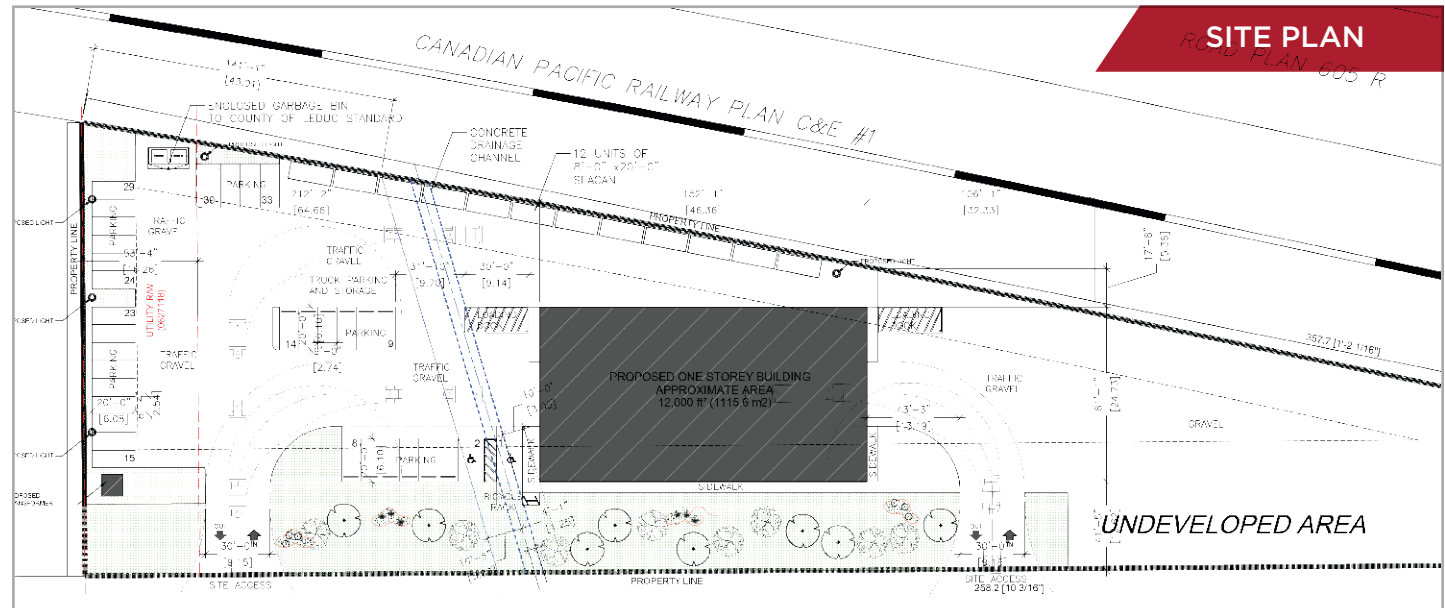
CLEAR HEIGHT

21'6" at Eaves
29' at Centre

FLOOR PLAN



SITE PLAN ROAD PLAN 605 R





SITE AERIAL

HIGHWAY 625

QUEEN ELIZABETH II HIGHWAY

SPARROW DRIVE

SITE

AIRPORT ROAD

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