

FOR SALE/LEASE

1704 5 Street Land

1704-5 Street
Nisku, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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**±5.46 ACRES W/ 12,322 SF OF
COLD STORAGE OUT BUILDINGS**



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PROPERTY HIGHLIGHTS

- 3 separate cold storage out buildings equalling 12,322 SF
 - Rail Spur Possibilities
- Power pedestal in yard for equipment building needs
 - Yard gravelled
 - Yard fenced

PROPERTY DETAILS

MUNICIPAL ADDRESS
1704-5 Street Nisku, AB

ZONING
Industrial

NEIGHBOURHOOD
Nisku

LOT AREA
+/-5.46 Acres

OUTBUILDINGS
5,325 SF (Quonset)
4,840 SF (Cold Storage-non insulated)
2,157 SF (Cold Storage - insulated)

LEASE RATE
Market Rates

SALE PRICE
Market



SITE AERIAL

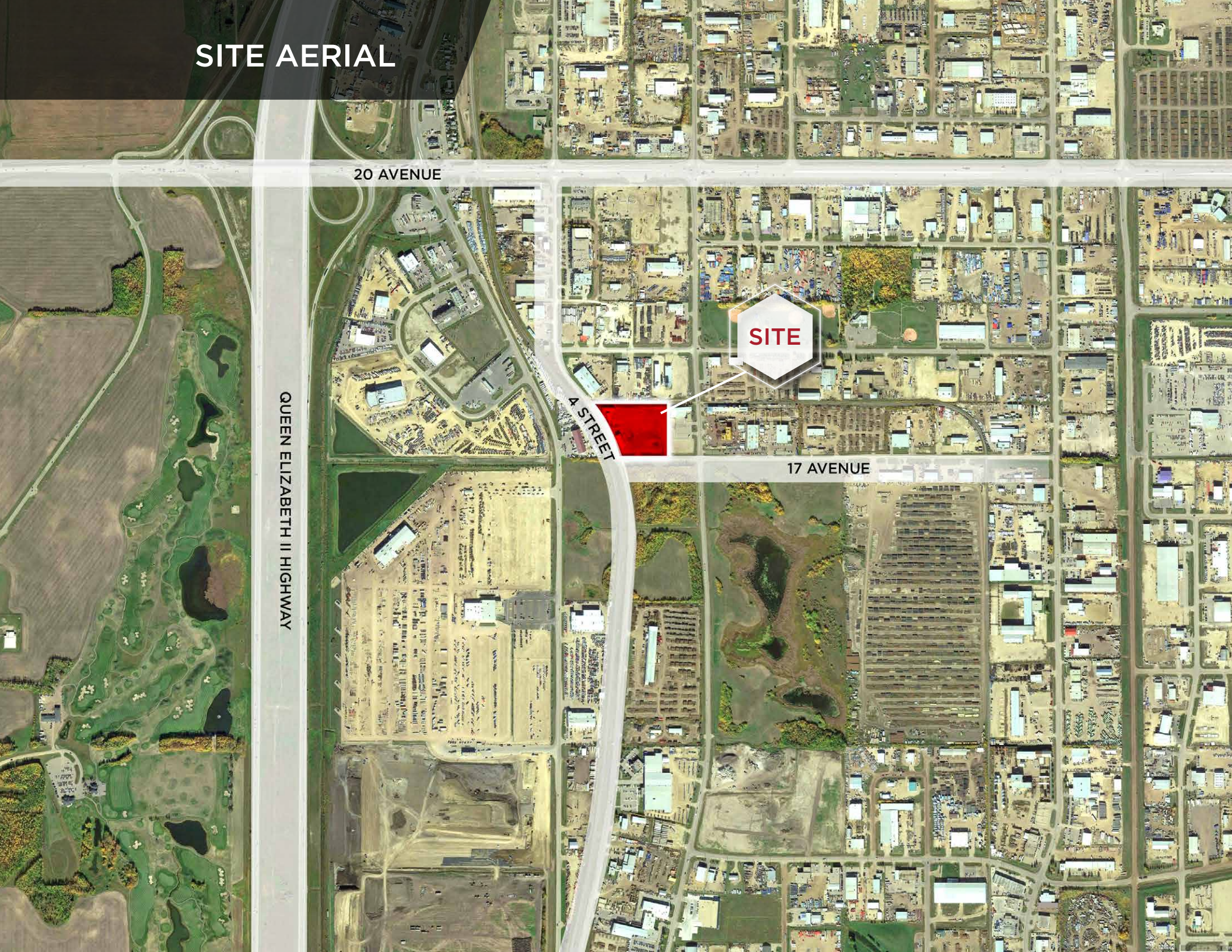
20 AVENUE

SITE

4 STREET

17 AVENUE

QUEEN ELIZABETH II HIGHWAY



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