

FOR SUBLEASE

1805 8 STREET NISKU, AB

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**6,033 SF and ±1.03
Acres of Yard for
Sublease**

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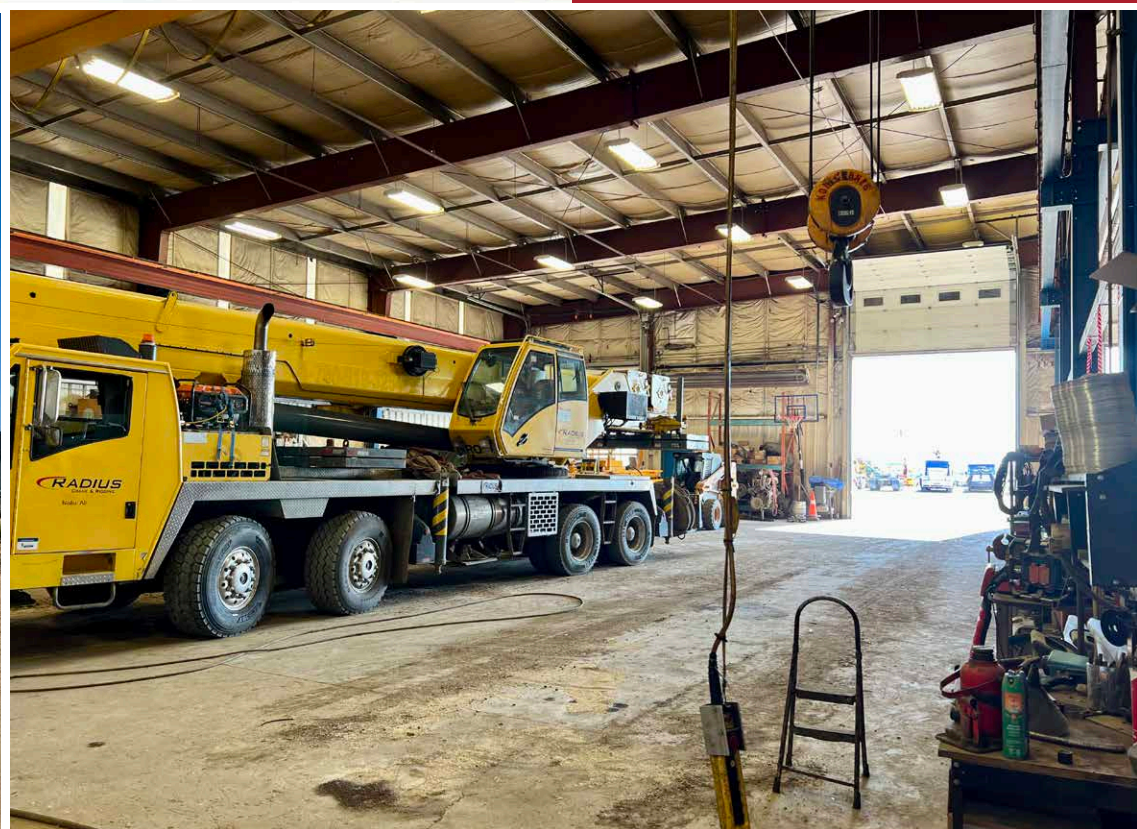
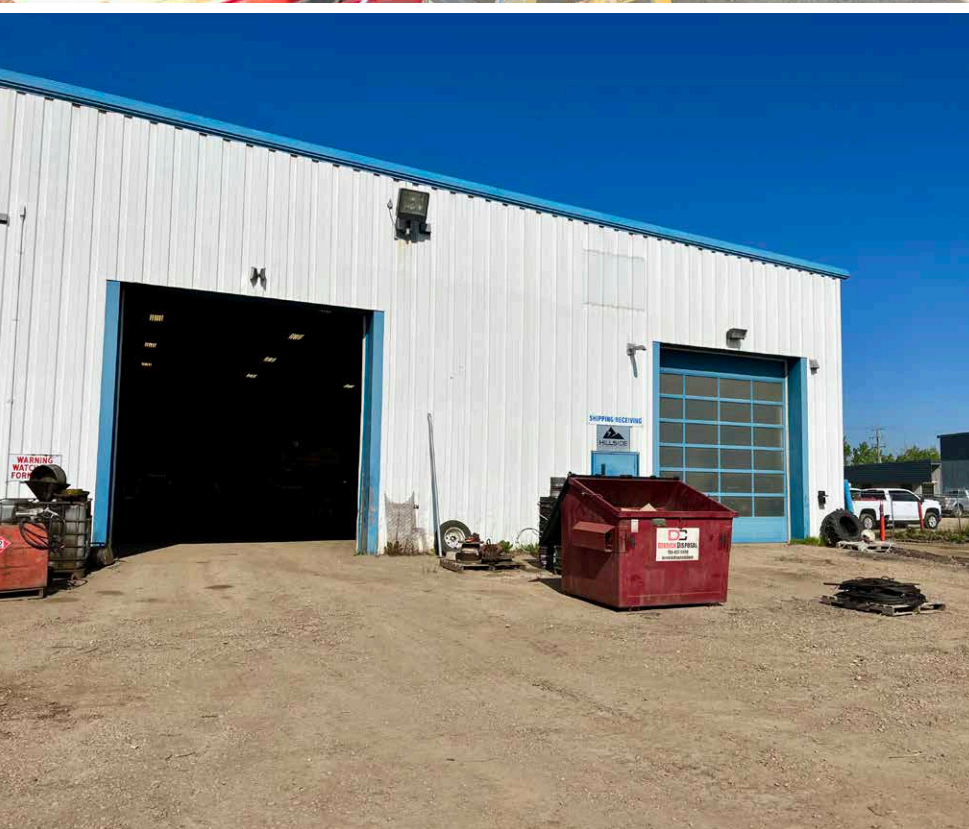
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June 12, 2023





PROPERTY HIGHLIGHTS

- Quick access to Airport Road, Hwy 625 and QEII and Nisku Spine Road
- Great back exposure to 9th Street and front access on 8th Street which both have high traffic volume for great exposure
- 10 Ton Crane
- Possibility for more shop and yard space



PROPERTY DETAILS

MUNICIPAL ADDRESS
1805-8 STREET NISKU, AB

LEGAL DESCRIPTION
Plan 7520436; Block 6; Lot 4

ZONING
40 (LI) - Light Industrial

BUILDING SIZE
+/-6,033 SF

AVAILABLE
Office 1- 11'x 10' and 1-11'x 11'
Warehouse ±5,802 SF

BUILT
1979

PROPERTY TAX ASSESSMENT (2022)
\$38,480.63

PARKING AREA
Paved

LOT AREA
+/-1.03 Acres

UTILITIES
Shared

CRANE
1-10 Ton (17'6" under hook height)

OVERHEAD DOORS
2-14'x 16' High

AIR COMPRESSOR
Yes

ADDITIONAL RENT
\$1.84 Per SF

BASE RENT
\$16.50 Per SF

SUBLEASE EXPIRY
May 2025



SITE

20 AVENUE

QUEEN ELIZABETH II HIGHWAY

8 STREET 8

AERIAL

cwedm.com



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