

FOR SALE

**1316 10 STREET,
NISKU, AB**

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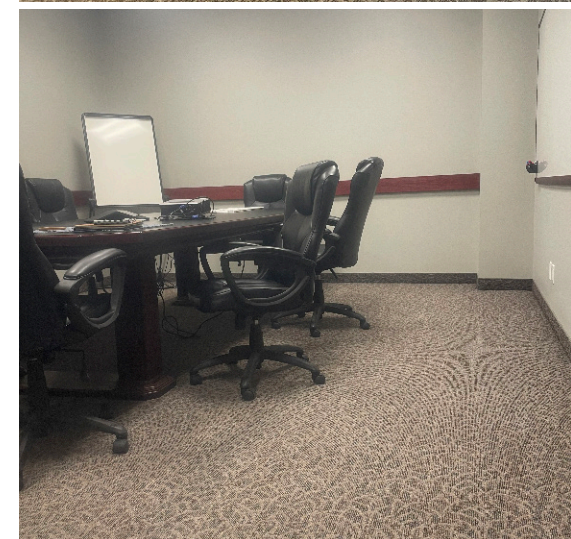
10,120 SF ON 2.07 ACRES

TWO (2) 5-TON CRANES AND DRIVE-THRU ABILITY



PROPERTY HIGHLIGHTS

- Compacted graveled, fenced & secured yard
- Two (2) 5-ton cranes
- Low site coverage (11%)
- Drive-thru capability
- Exposure to Nisku Spine Road and close proximity to arterial roads



PROPERTY DETAILS

MUNICIPAL ADDRESS

1316 10 Street, Nisku, AB

LEGAL DESCRIPTION

Plan: 0124826 Block: 1 Lot: 4

YEAR BUILT

2002/2012

SITE SIZE

2.07 acres

SITE COVERAGE

11%

LEASABLE AREA

3,710 SF (Main Floor)

6,410 SF (Warehouse)

10,120 SF (Total)

POWER

400A, 480V, 3 Phase (TBD)

LOADING DOORS

Grade (1) 16'x 18'

Grade (1) 18'x 18'

Grade (1) 20'x 18'

LIGHTING

LED

HEATING

Radiant

SUMPS

Yes

CRANE

Two (2) 5-ton bridge cranes

CLEAR HEIGHT

Underhook: 19.5'

SALE PRICE

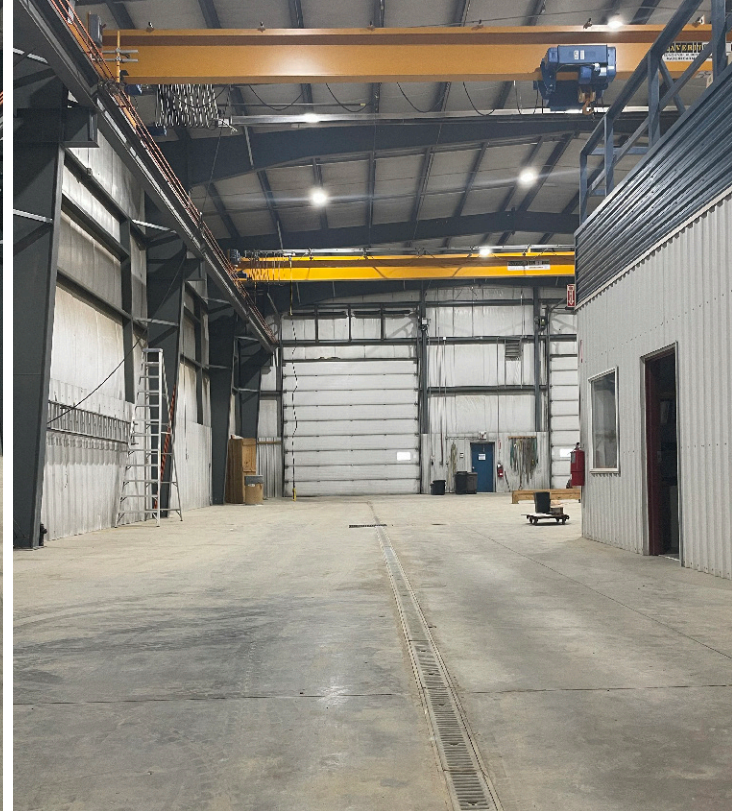
\$2,800,000

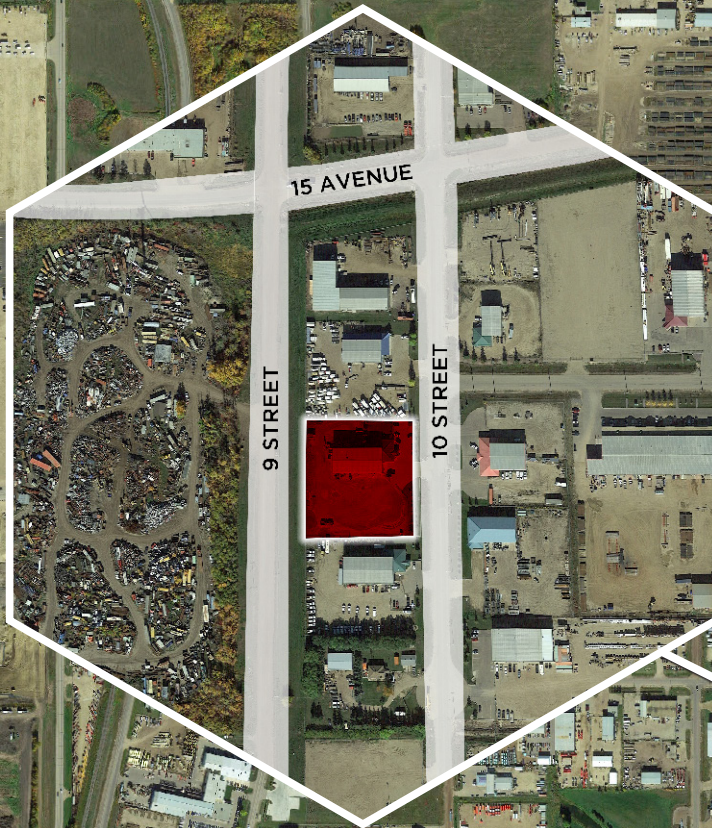
TAXES

\$21,796.95 (2022)

AVAILABILITY

Fall 2023





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