

FOR SALE

# REGENT INDUSTRIAL LAND & BUILDINGS

Multiple Buildings &  
Future Development Land

3735 8 Street, Nisku, AB

**Cushman & Wakefield Edmonton**

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

**Chris Sieben**

Partner  
780 720 0227  
chris.sieben@cwedm.com

**Doug Rae**

Partner  
780 429 9397  
doug.rae@cwedm.com

**Kennedy Munro**

Associate  
780 670 3042  
kennedy.munro@cwedm.com



## PROPERTY HIGHLIGHTS

- 77,862 SF over three buildings on 28.61 acres.
- Buildings:
  - 17,566 SF Two-storey office
  - 24,104 SF West shop
  - 36,192 SF East shop
- Current tenant income in place on all buildings until October 2024.
- 14.90 acres of future development land.
- Join existing industrial tenants in the area such as Amazon, Hello Fresh, Swift, Chapmans, Brock and many more.
- New industrial development, 41 Business Park coming to the market in 2024.

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

3735 8 Street, Nisku, AB

## LEGAL DESCRIPTION

SW 8-51-24 W4

## ZONING

IND (Industrial)

## TOTAL BUILDING SIZE

77,862 SF

## SITE SIZE

28.61 Acres

## SALE PRICE

\$18,500,000

## TAXES

\$181,491.03  
(Est. 2023)

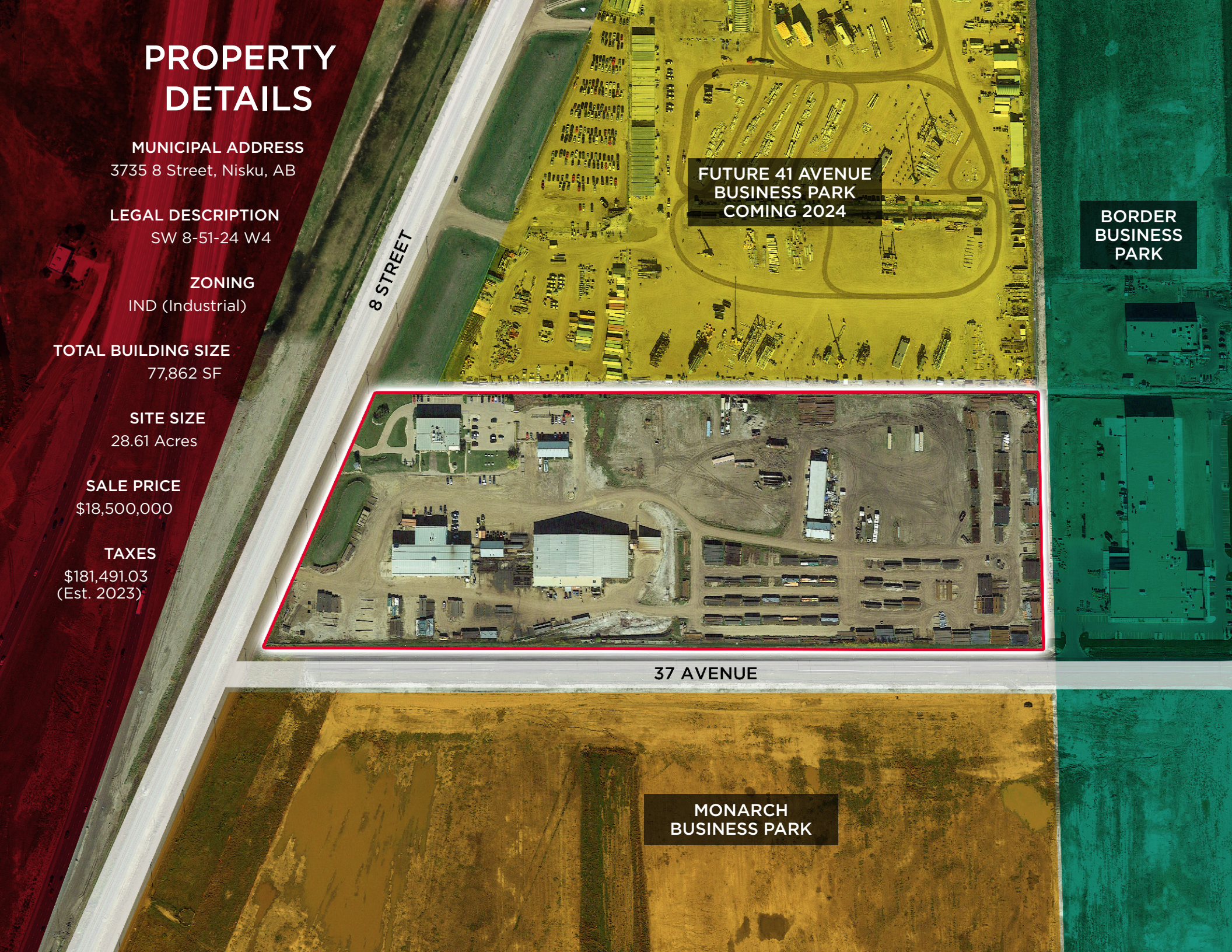
8 STREET

FUTURE 41 AVENUE  
BUSINESS PARK  
COMING 2024

BORDER  
BUSINESS  
PARK

37 AVENUE

MONARCH  
BUSINESS PARK



# SITE

- Building A: Two-Storey Building 17,566 SF (Renovated in 2017)
- Building B: West Shop 24,140 SF (Cranes & Heavy Power)
- Building C: East Shop 36,192 (Cranes & Heavy Power)



**Chris Sieben**  
Partner  
780 720 0227  
chris.sieben@cwedm.com

**Doug Rae**  
Partner  
780 429 9397  
doug.rae@cwedm.com

**Kennedy Munro**  
Associate  
780 670 3042  
kennedy.munro@cwedm.com