

FOR SALE

FREESTANDING SHOP & OFFICE ON 6.58 ACRES

1201 17 Avenue,
Nisku, AB



Procon
Mining & Tunneling Ltd.

MAXIMUM
10
KMH

10,700 SF ON 6.58 ACRES

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PROPERTY HIGHLIGHTS

- Fully Improved, compact and secured yard with dual access on 17 Ave and 13 Street
- Ideal opportunity for oilfield contractor, pipe storage, equipment rental, trucking and many other medium industrial users
- One (1) 10 Ton OH Bridge Crane
- Great condition and meticulously maintained.



PROPERTY DETAILS

MUNICIPAL ADDRESS

1201 17 Avenue, Nisku, AB

LEGAL DESCRIPTION

Plan 0624976, Block 2, Lot 6,7;
Plan 0620522, Block 2, Lot 8

ZONING

IND - Industrial

NEIGHBOURHOOD

Nisku Industrial

BUILDING SIZE

1,100 SF Office Mezzanine
5,600 SF Main Floor
6,700 SF Total Building 1

4,000 SF Heated Storage Building

10,700 SF Total Area

BUILT

2008 / 2009

PROPERTY TAX ASSESSMENT 2023

\$43,977.73

DESCRIPTION

Freestanding Warehouse &
Office Industrial Facility

SIZE

6.58 Acres

POWER

600 Amp, 600 Volt, 3 Phase
(To be confirmed)

HEATING

OH Heating Units
& Radiant Tube

CONSTRUCTION

Insulated Metal Panel

LOADING

(3) 16' x 18' OH Grade

CLEAR HEIGHT

20' Clear Height

CRANES

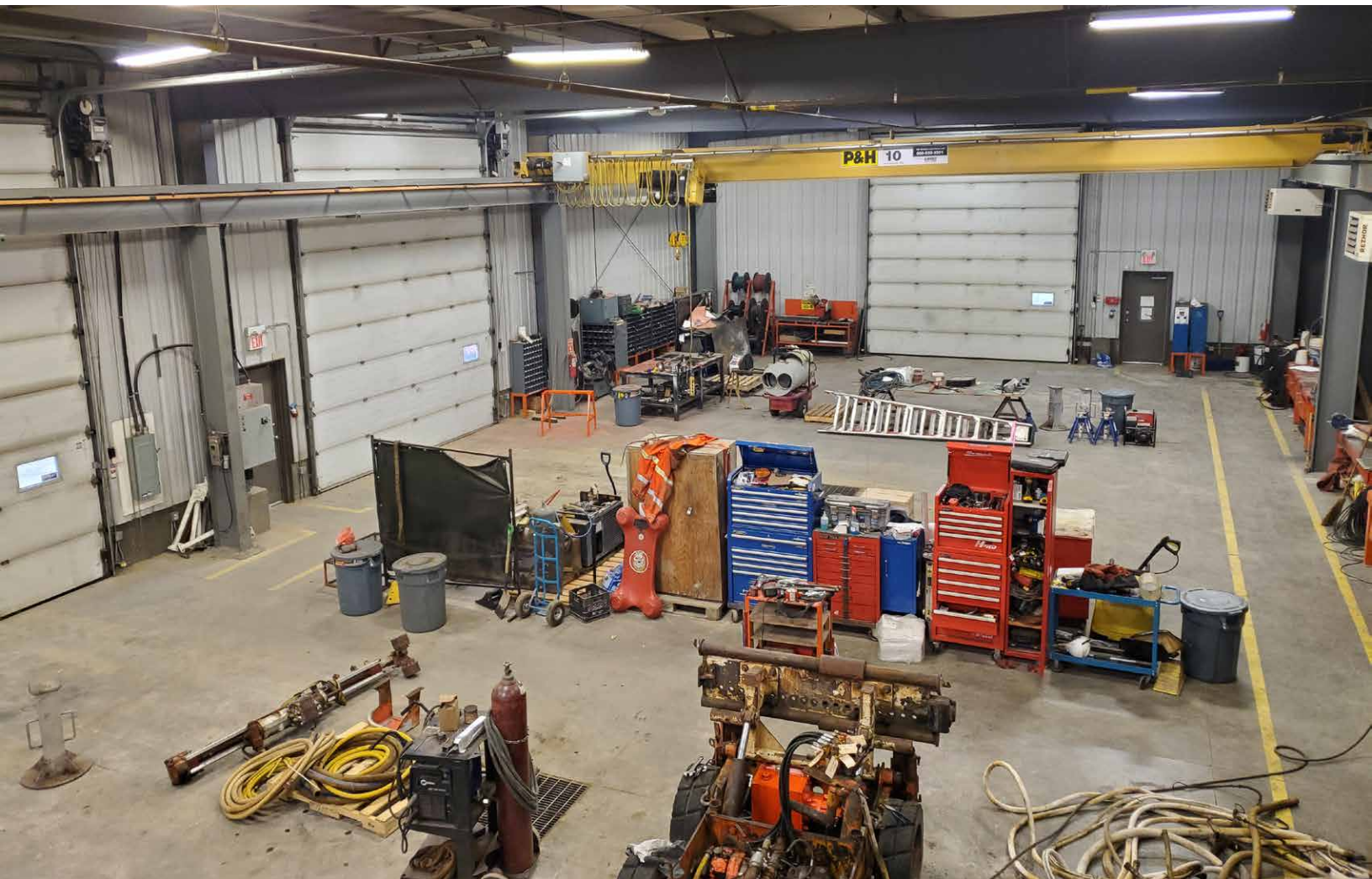
(1) 10 Ton OH Bridge
Crane

LIGHTING

T5 Lighting

ASKING PRICE
\$4,600,000.00

PROPERTY PHOTOS



AERIAL



13 STREET

17 AVENUE

433' FEET

663' FEET



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