



**CUSHMAN &  
WAKEFIELD**  
Edmonton



**±9,960 SF on  
1.87 ACRES**



FOR SALE/LEASE  
**1313 10 STREET  
NISKU**

**Jeff Drouin Deslauriers**  
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780 701 3289  
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**Shelley Horb**  
Team Coordinator  
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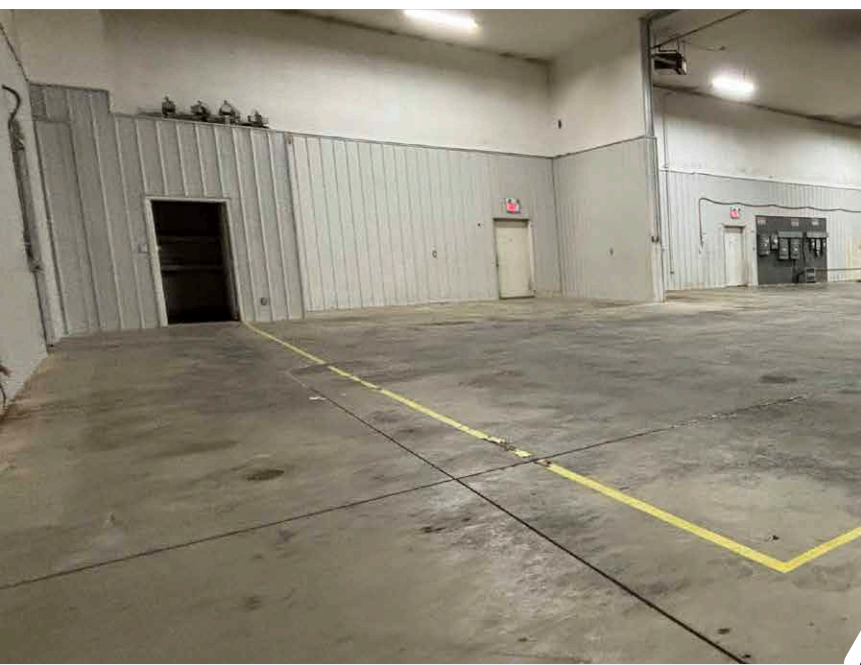
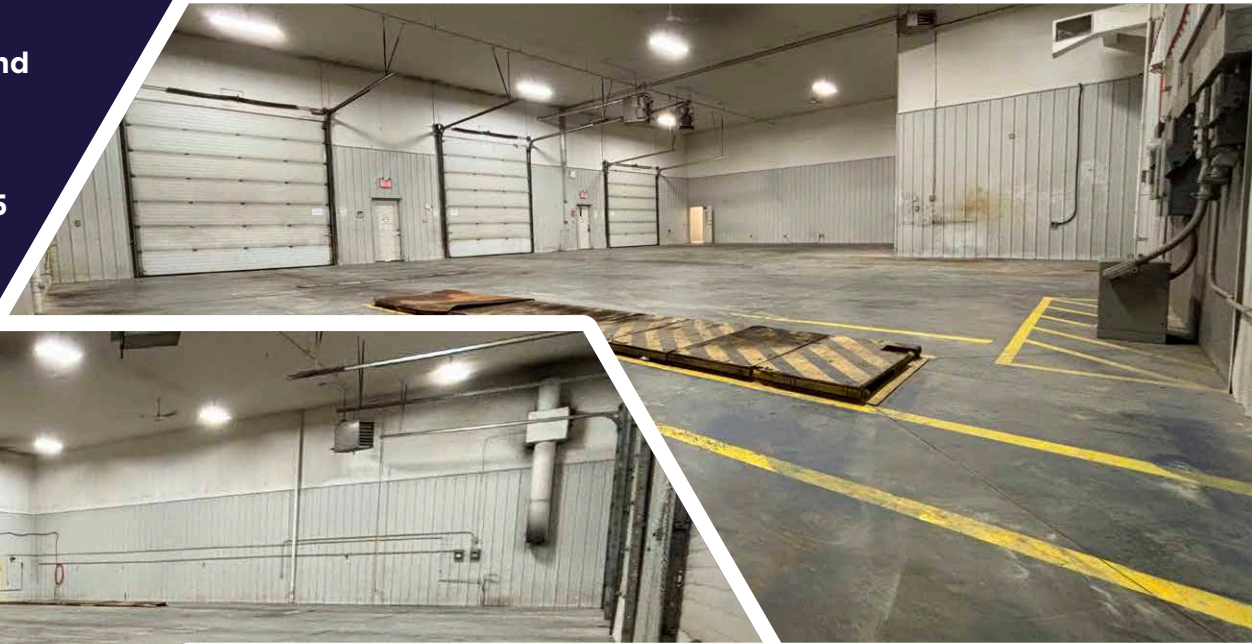
**Co-Listed with  
Craig Lambert**  
Associate  
403 464 2601  
clambert@cirrealty.com

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

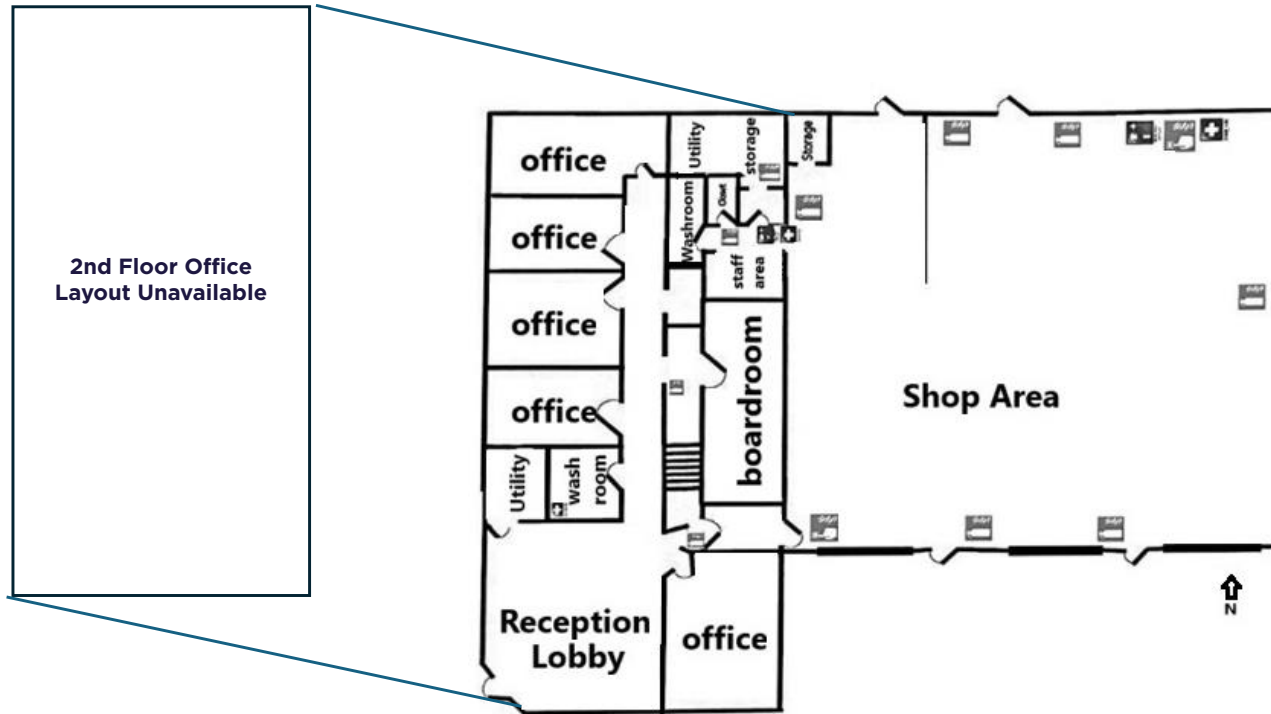
# THE OPPORTUNITY

- Rare small freestanding property with 12% site coverage Ratio
- Graveled / stabilized yard with ample parking and storage yard
- Excellent proximity to major highload corridors. Highways: Queen Elizabeth Hwy 2, 19, 39 & #625





# FLOOR PLAN



2nd Floor Office  
Layout Unavailable

## PROPERTY DESCRIPTION

<b>Municipal Address:</b>	1313 10 Street Nisku
<b>Legal Description:</b>	Plan: 0828299 Block: 14 Lot 15A
<b>Market:</b>	Nisku Industrial Park
<b>Site Size:</b>	1.87 acres
<b>Site Coverage Ratio:</b>	12%
<b>Leasable Area:</b>	± 9,960 SF
<b>Power:</b>	TBV
<b>Loading Doors:</b>	Grade Loading Doors: (1) 12'x12' (1) 12'x14' (1) 14'x14'
<b>Lighting:</b>	LED

<b>Heating:</b>	Radiant
<b>Sumps:</b>	Yes
<b>Crane:</b>	No
<b>Clear Height:</b>	TBV

<b>Lease Rate:</b> \$17.00/SF	<b>Operating Cost:</b> \$2.50/SF	<b>Sale Price:</b> \$2,500,000
<b>Taxes:</b> \$17,007.96	<b>Availability:</b> Immediately	

AERIAL 

HIGHWAY 2

5 STREET

15 AVENUE

9 STREET

10 STREET

AIRPORT ROAD



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 **CIR**  
REALTY.

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