

**±12,136 SF on 1.08 acres**

FOR SALE

# INDUSTRIAL MACHINE SHOP MANUFACTURING & WELDING FACILITY

1203 8 Street, Nisku, Alberta

**Jeff Drouin Deslauriers**

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**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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**WELDING SHOP**



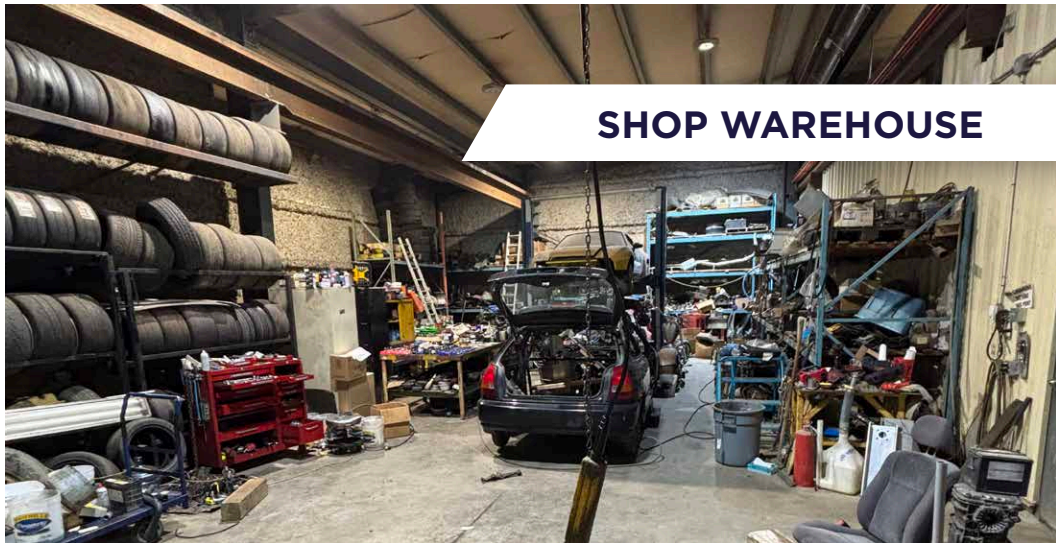
**WELDING SHOP**



**WELDING SHOP / MATERIAL PREP BAY**



**SHOP WAREHOUSE**

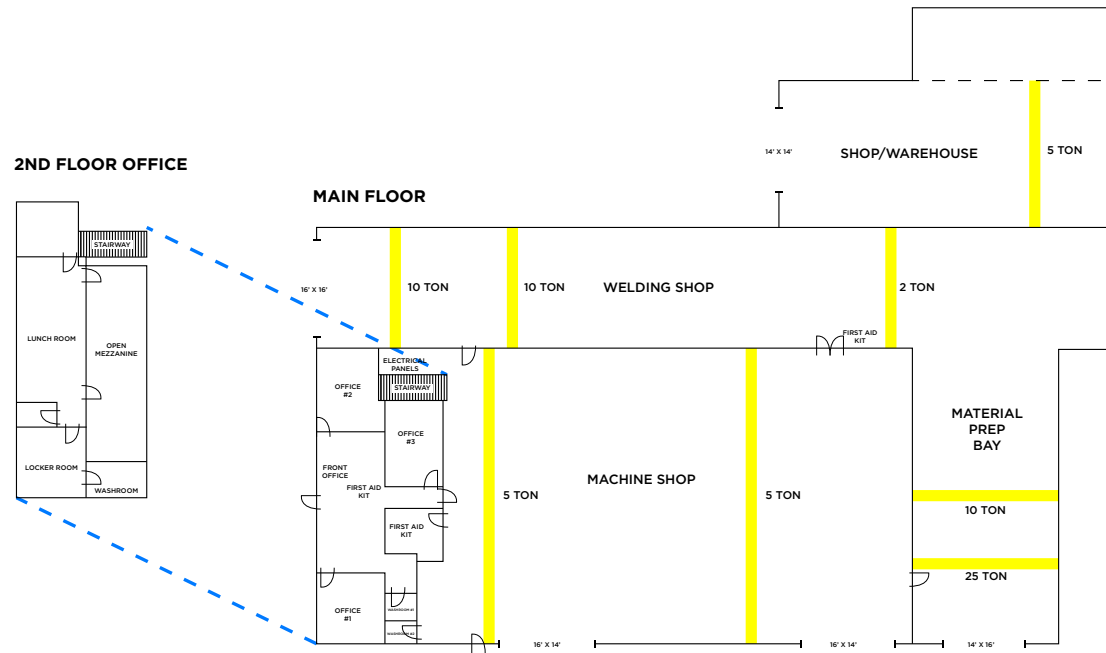


## THE OPPORTUNITY

- Two (2) accesses to the property
- Multiple cranes
- Heavy Power
- Gravelled yard with ample parking & storage
- Excellent proximity to major highload corridors. Highways: Queen Elizabeth Hwy 2, 19, 39 & #625
- Close proximity to Edmonton International Airport and Leduc Business Park

# FLOOR PLAN

**BUILT: 1980 WITH ADDITIONS COMPLETED  
IN 2004, 2007 AND 2009**



## PROPERTY DESCRIPTION

**Municipal Address:** 1203 8 Street, Nisku, AB

**Legal Description:** Plan: 0828299, Block: 14 Lot: 15A

**Market:** Nisku Industrial Park

**Zoning:** IND - Industrial

**Site Size:** 1.08 Acres

**Site Coverage Ratio:** ±25%

### Leaseable Area:

**Main Floor Office:** ± 936 SF

**2nd Floor Office:** ± 936 SF

**Machine Shop:** ± 4,064 SF

**Welding Shop:** ± 4,130 SF

**Shop Warehouse:** ± 2,070 SF

**Total:** ± **12,136 SF**

**Power:** 400 Amp, 600 V, 3 phase (TBV)

**Grade Loading Doors:** (2) 16' x 14', (1) 14' x 14', (1) 14' x 16', (1) 16' x 16'

**Lighting:** LED and Halide

**Heating:** Radiant

**Floor:** Office: 4"  
Shop: 8"

### Cranes & Locations:

**Machine Shop:** (2) 5-ton

**Welding Shop:** (1) 25-ton, (3) 10-ton, (1) 2-ton

**Shop/Warehouse:** (1) 5-ton

**TAXES:**  
\$17,922.66  
(2024 estimate)

**AVAILABILITY:**  
Negotiable

**SALE PRICE:**  
\$2,300,000



# AERIAL



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