

FOR SALE/LEASE

13,200 SF ON 2.74 ACRES WITH WASHBAY



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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1801 4 STREET, NISKU, AB

Jeff Drouin Deslauriers, SIOR®
Associate Partner
587 338 5333
jeff.deslauriers@cwedm.com

Shenali Weera
Team Coordinator, Unlicensed
780 420 1177
shenali.weera@cwedm.com

PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

- Low site coverage ratio (11%), with potential for dual access to the site.
- Services: Power, water, gas, sewer on tank.
- Prime location near QEII Highway, easily accessible for logistics, staff, and clients.
- Great property for multiple owner/user type business.
- Two (2) accesses on the property
- Boardroom, Parts room, Mechanical pit, Air make up unit, compressor, Lunchroom, drive-thru washbay, Hotsy unit.



PROPERTY DETAILS

Municipal Address:

1801 4 Street, Nisku, AB

Legal Description:

Plan: 8023204 Block: 1 Lot: 17

Year Built:

1999

Zoning:

GI - General Industrial

Site Coverage Ratio:

11%

Site Size:

2.74 acres

Building Size:

2,400 SF Office

10,800 SF Shop

13,200 SF total

Power:

200 A, 240 V, (TBC)

Loading:

Grade (5) 18'x16'

Lighting:

Halide/LED

Heating:

Radiant

Sumps:

yes

Crane:

No

Clear Height:

20'

Availability:

Q4/2026

SALE PRICE:

\$3,800,000

TAXES:

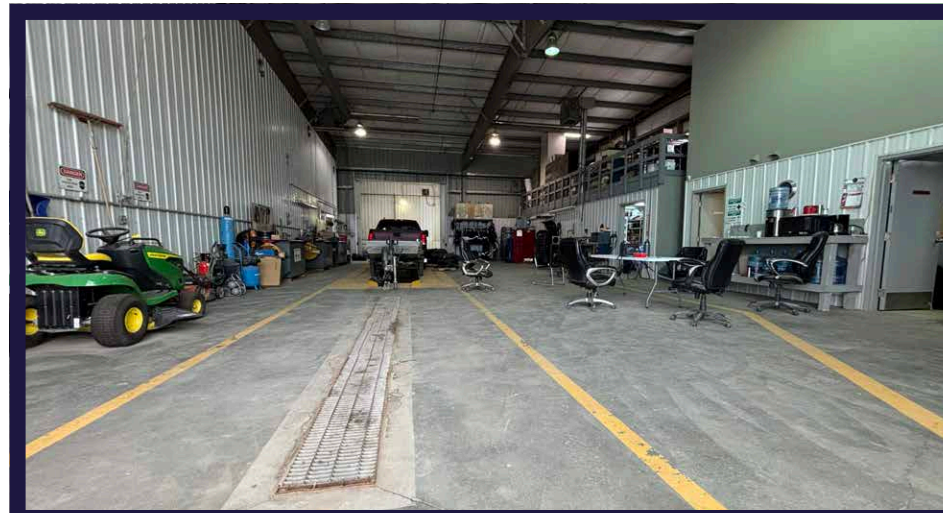
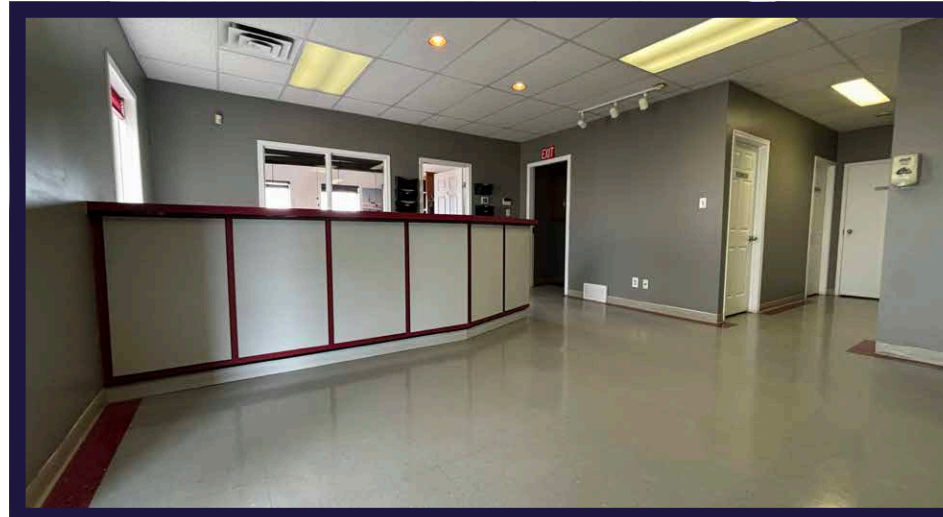
TBD (2026)

LEASE RATE:

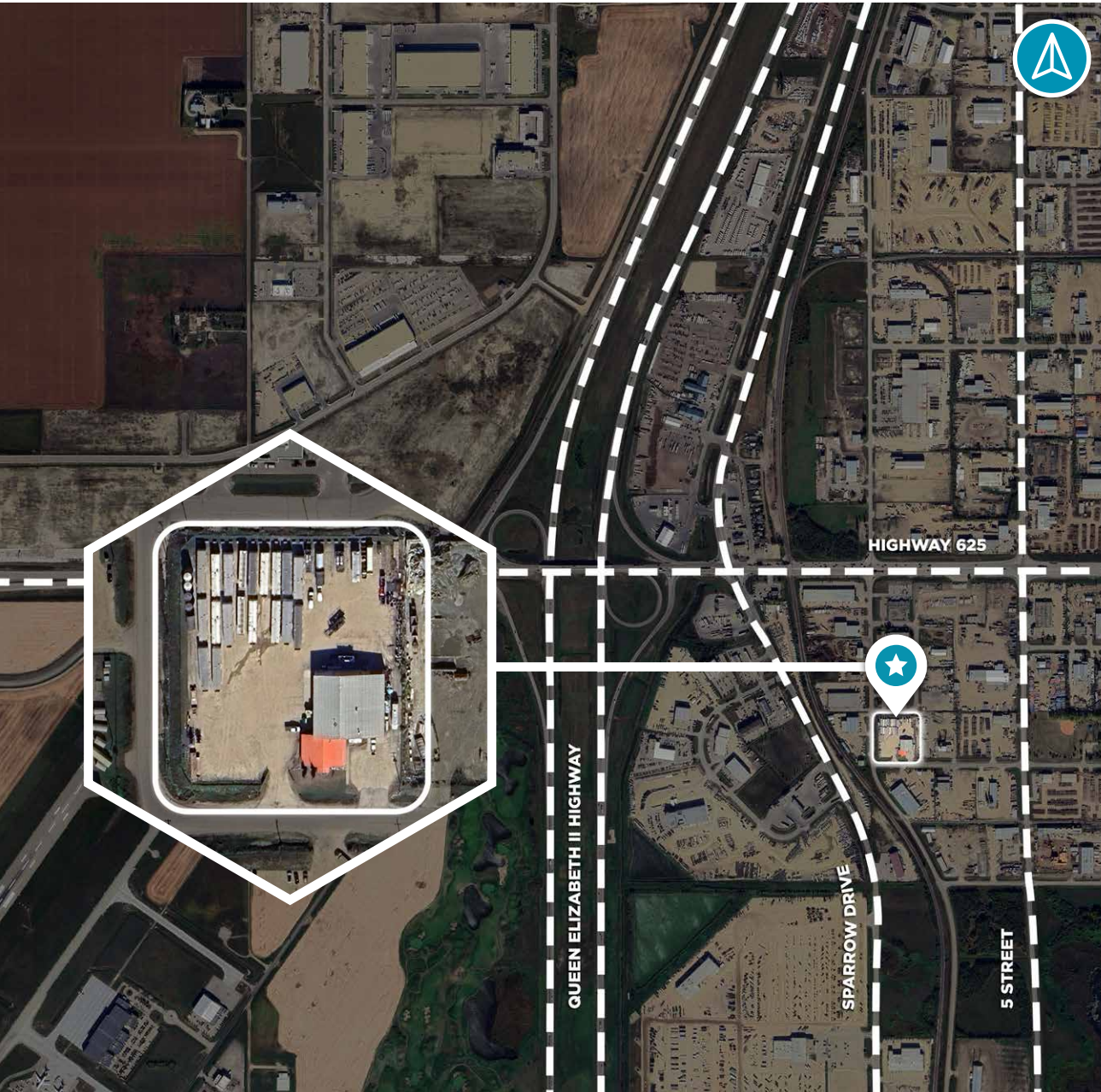
CONTACT AGENT

OPERATING COSTS:

SELF MANAGED



AERIAL



**CUSHMAN &
WAKEFIELD**
Edmonton

KEEP IN TOUCH

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