

32,105 SF | 8.5 AC



FOR SALE - INDUSTRIAL WAREHOUSE

602 – 25 Avenue | Nisku, AB

RE/MAX
COMMERCIAL[®]
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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OPPORTUNITY

RE/MAX Excellence Commercial Division Investment Team is pleased to present the opportunity for ownership of a fully leased single tenant industrial building in Nisku.

The property is a 32,105 SF industrial building sitting on 8.5 acres of land. The site is fully fenced and has 2 access points from 25 Avenue. The property is located in proximity to Queen Elizabeth II Highway, which connect to Edmonton, Calgary, Beaumont, and Devon.

East Facing Wall



South Facing Wall



West Facing Wall



HIGHLIGHTS



32,105 SF Warehouse covering only 8.7% of the 8.5 acre site



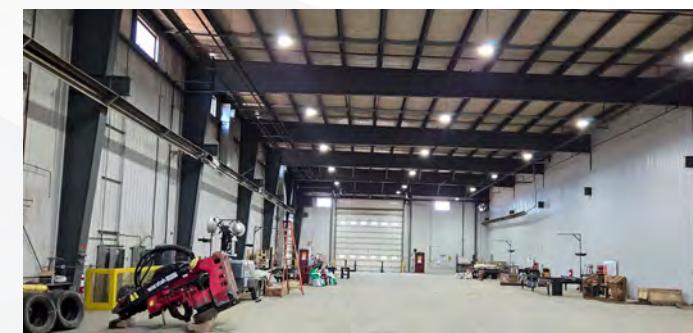
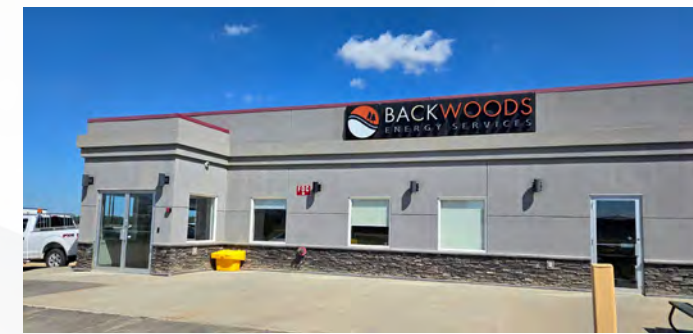
Newer build



Fully leased Single Tenant with term expiring in 2027



Good demand for industrial in its area

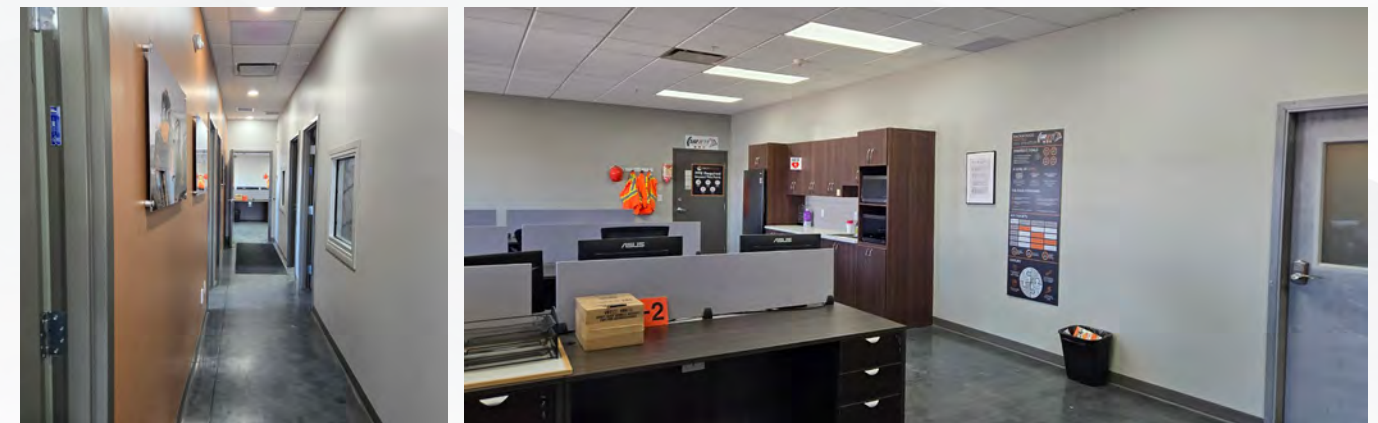
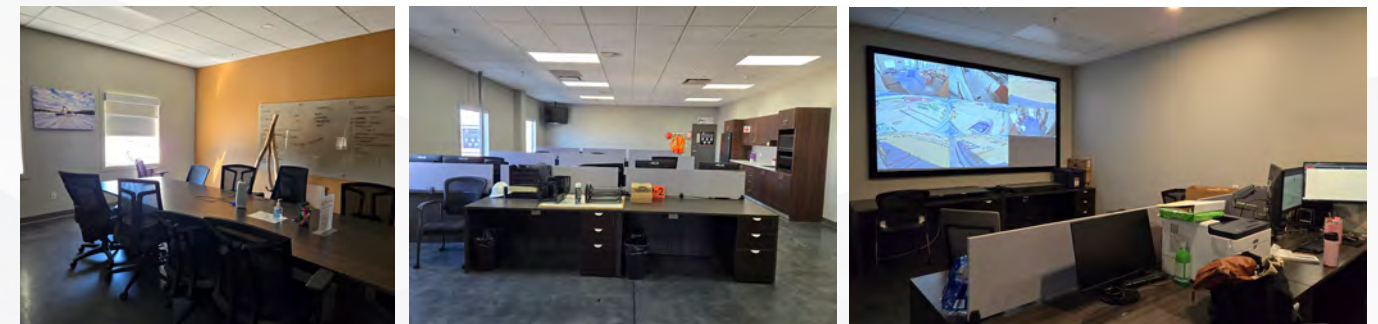


FEATURES

| | |
|---------------------------|--|
| Address | 602 – 25 Avenue, Nisku, AB T9E 0G6 |
| Legal Description | Lot 32, Block 4, Plan 1026513 |
| Zoning | 40 – IND Industrial |
| Land Area | 8.5 Acres |
| Site Coverage | 8.67% |
| Building Size | 32,105 SF - Warehouse: 23,366 SF - Office: 5,539 SF - Freestanding Building: 3,200 SF |
| Yard Details | Fenced Yard |
| Ceiling Height | 26.5' (clear) |
| Overhead Doors | Eight (8) - 20'x20' Grade One (1) - 10' x 12' Grade |
| Year Built | 2011 |
| Parking | Abundant |
| Property Taxes | \$76,753.68 (2024) |
| Operating Expenses | \$3.65 PSF (2024) |
| Number of Tenants | 1 |
| Occupancy | 100% |
| Net Rental Rate | \$13.50 PSF |
| Annual Net Income | \$433,417.50 |
| Tenant Term Expiry | April 30, 2027 |
| Option to Renew | Two (2) Three (3) Year Option |
| Price | \$7,200,000 |



INTERIOR PHOTOS



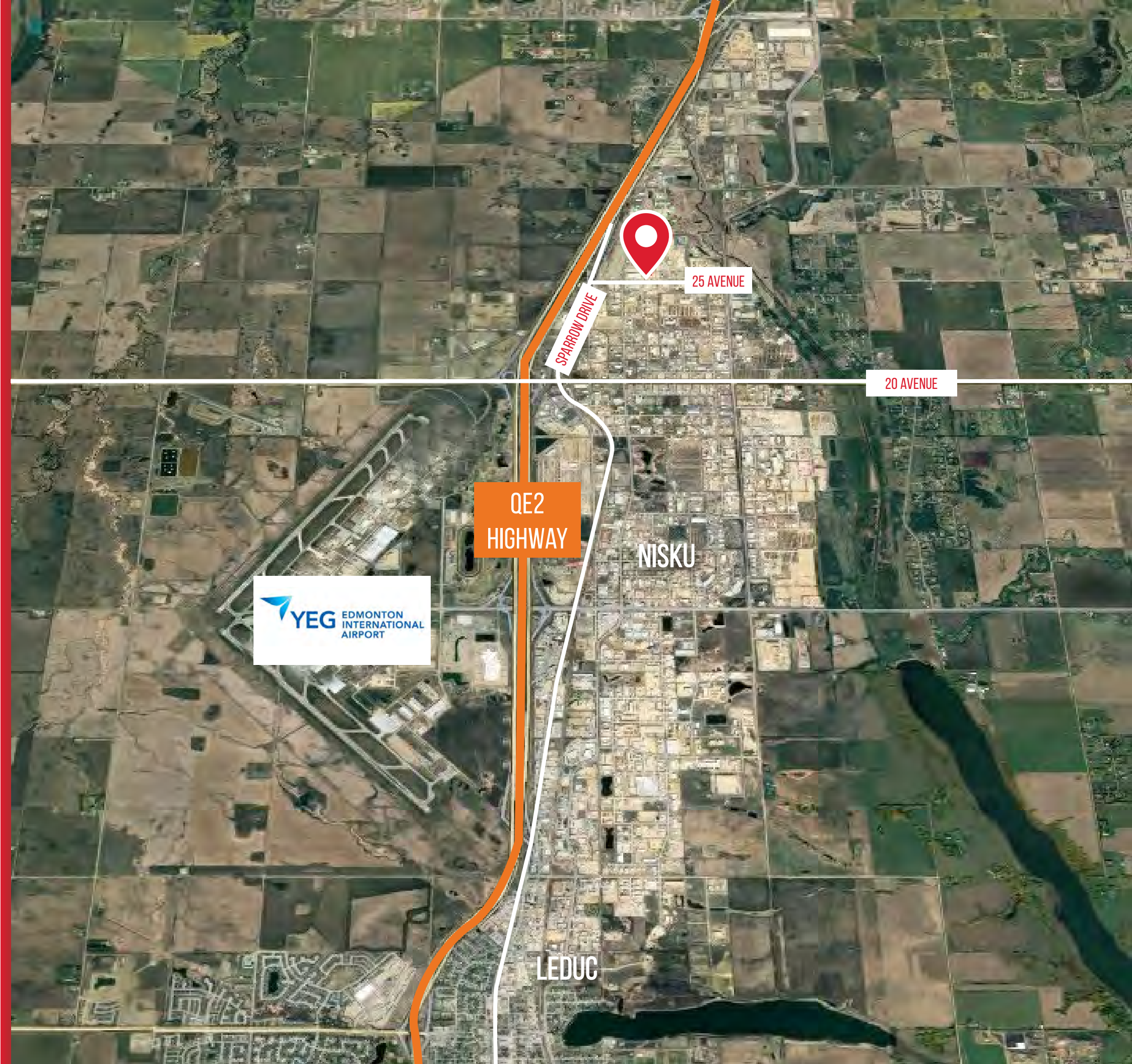
LOCATION

The site is in the industrial area of Nisku, a bustling industrial community located just south of Edmonton.

Nisku is known for its strategic position and thriving industrial parks, housing a variety of businesses, from manufacturing to oil and gas services. The proximity to the Edmonton International Airport enhances accessibility, making it a key hub.

The proximity to Highway 2 gives access between Edmonton and Calgary, as well as Beaumont through Highway 19. With these accesses the site is strategically placed in crossroads to many demographics.

602 – 25 AVENUE, NISKU, AB





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