



505 19 Avenue, Nisku

FREESTANDING SHOP W/ YARD



PROPERTY DETAILS

Address:	505, 601 19 Avenue, Nisku
Legal:	Plan 3992TR, Block 3, Lots 3, 4
Zoning:	Industrial (IND)
Size:	5.74 Acres (+/-)
Building Size:	12,225 SF (+/-)
Property Tax:	\$38,780 (2026 Estimate)
Sale Price:	\$4,650,000.00
Possession:	Immediate



PROPERTY HIGHLIGHTS

- Located on 2 separately titled lots
- Shop on 2.87 acres + additional 2.87 acre lot
- Low site coverage with excess yard for storage, expansion or redevelopment
- Functional shop with multiple drive-in doors
- Efficient shop layout for a variety of uses



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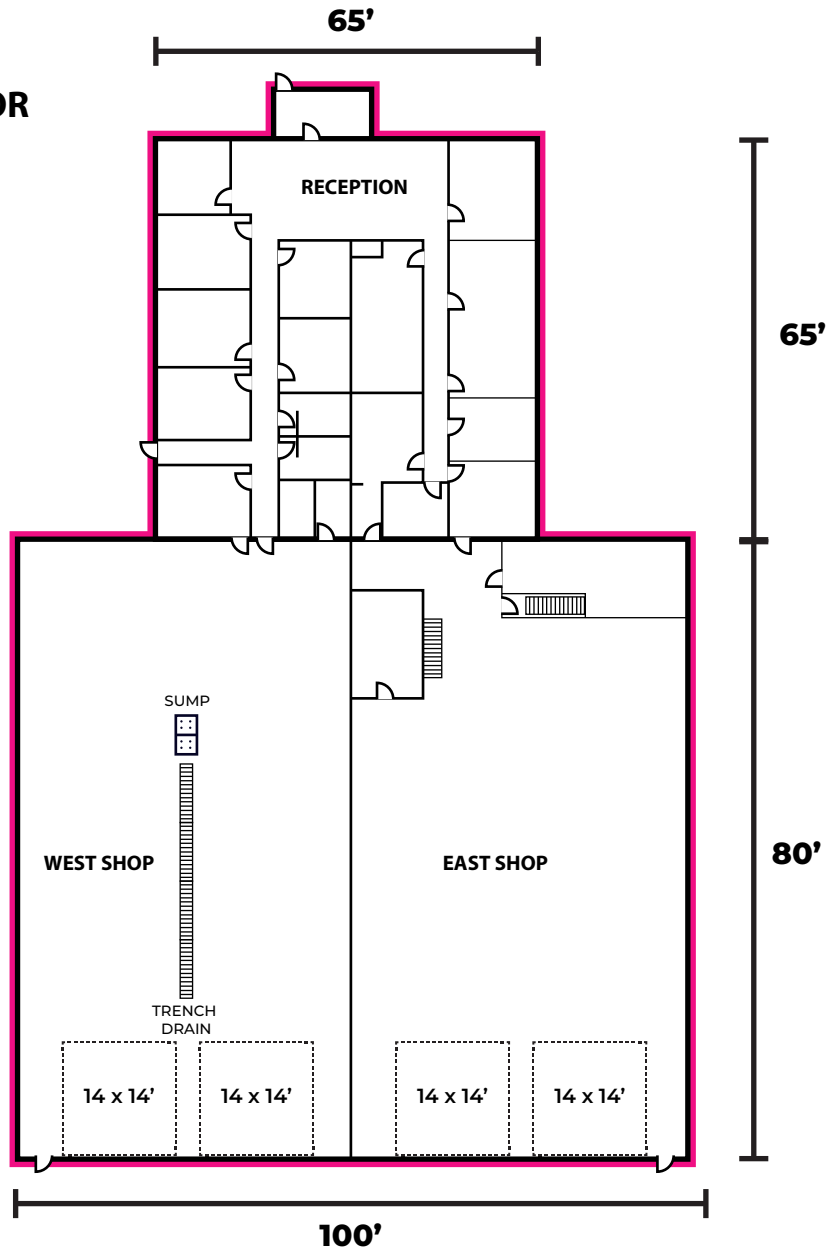
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FLOOR PLAN

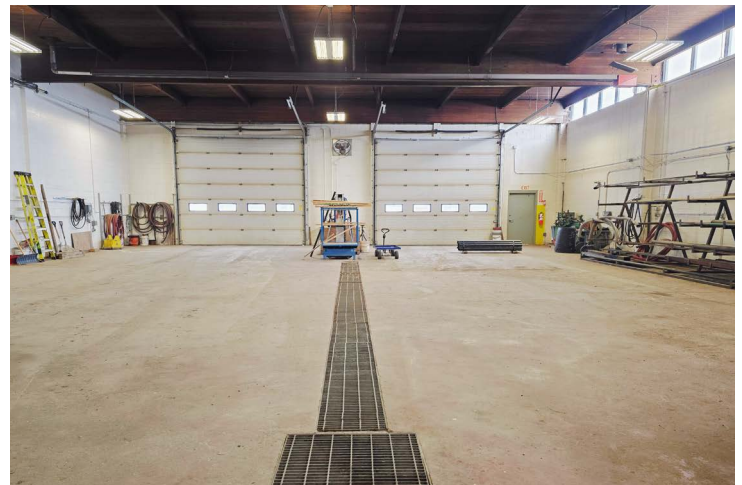
#505 & #601, 19 Avenue, Nisku

MAIN FLOOR



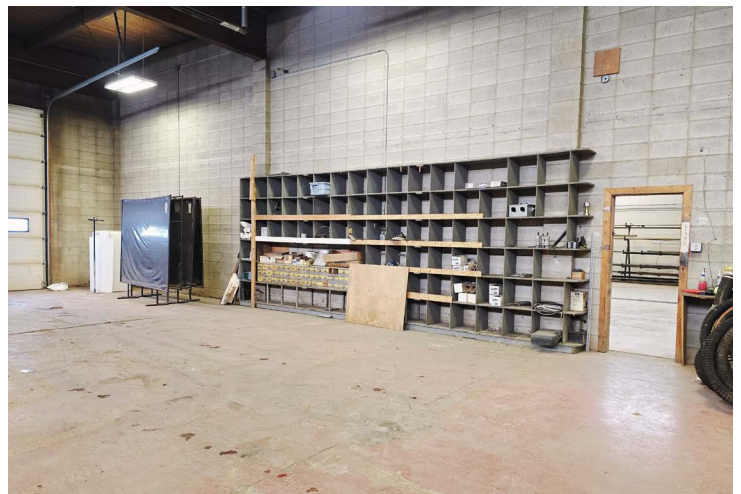
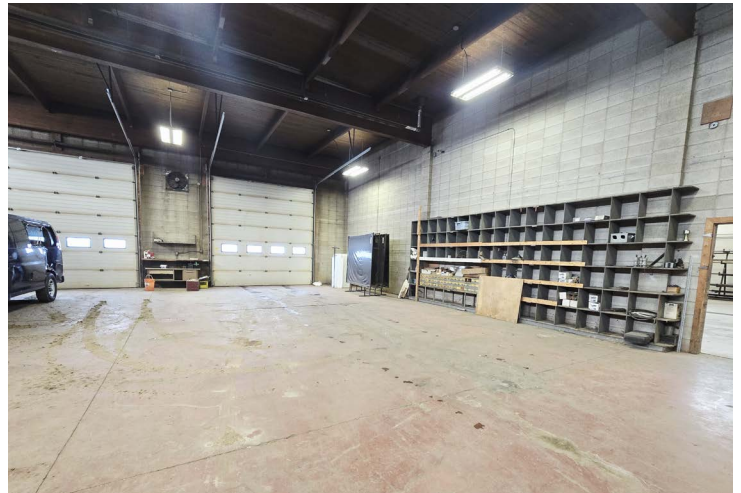
PROPERTY DETAILS

Loading:	4 x 14' x 14' Loading Grade Doors
Power:	400 amp / 600 volt (TBC by purchaser)
Ceiling Height:	19' to ceiling (16' to beam)
Heat:	Radiant
Exhaust Fans:	Yes
Sump:	Yes
Lighting:	T5
Compressor:	Yes
Construction Type:	Concrete block



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

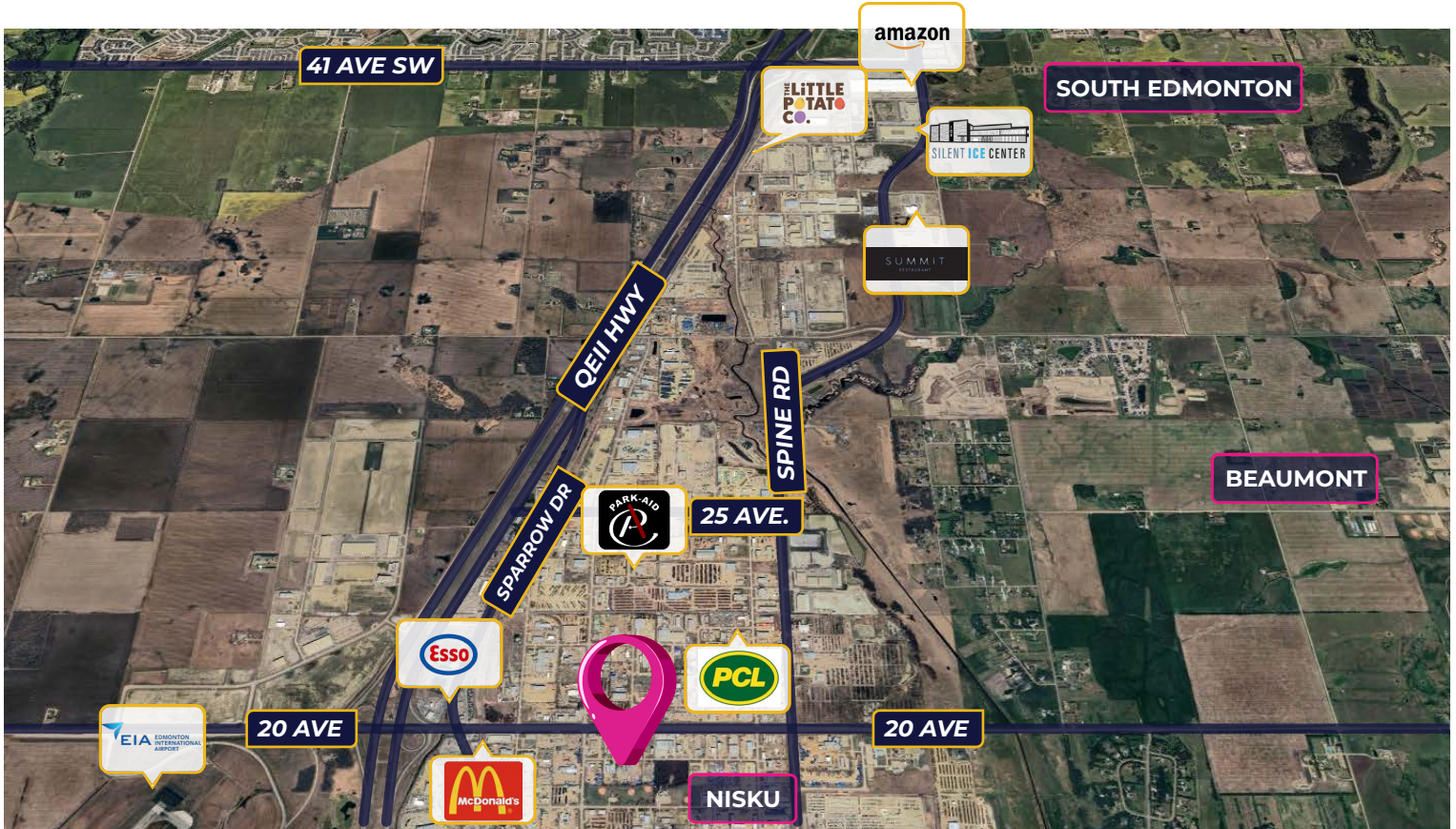
Property features:



Property features:

-  EXHAUST FANS
-  HEAT
-  YARD
-  LOADING
-  PARKING





NEIGHBORHOOD HIGHLIGHTS

- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton



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