

**AVISON
YOUNG**

For Sale or Lease
2303A - 8 Street
Nisku, AB



**39,649 sf Freestanding
Building on 4.00 Acres**

**Get more
information**

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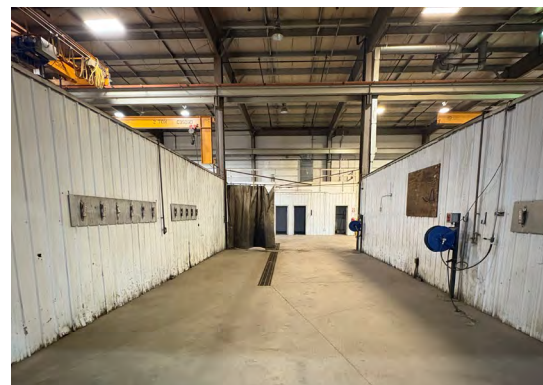
Legal Description:	Plan 0321834; Block 1; Lot 8A
Building Size:	Main Floor Office: 6,283SF Second Floor Office: 5,283 SF <u>Shop: 28,083 sf</u> Total: 39,649 sf
Site Size:	4.00 Acres
Zoning:	IND - Industrial
Site Coverage:	15.7%
Loading:	Grade (6) with electric operated lifts
Cranes:	3 ton and three (3) 10 ton cranes plus eight (8) 2-ton jibs
Power:	800 amp 480 volt and 200 amp 347/600 volt (TBC)
Operating Costs:	\$1.83 PSF (2025)
Property Taxes:	\$65,024 (2025)
Ceiling Height:	30'
Year Built:	2004

Lease Rate: \$16.00 PSF

Asking Price:	\$8,400,000
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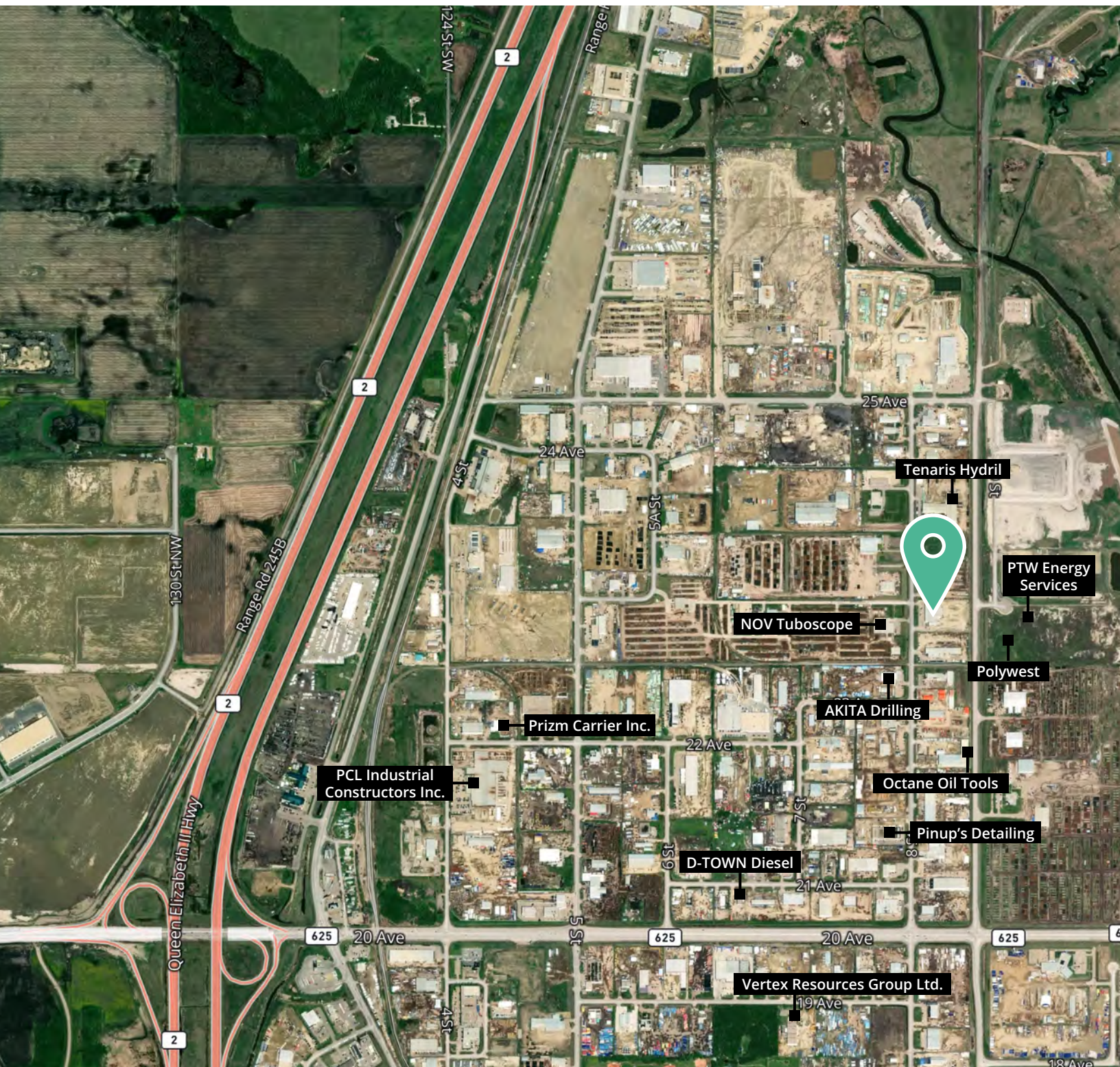
[illegible]

-  Multiple overhead cranes (3 ton and three (3) 10 ton cranes plus eight (8) 2-ton jibs)
-  Ample office space over 2 floors
-  Hotsy pressure washing system
-  Floor drains
-  Make up air
-  Upgraded 5MB fiber IT
-  Heavy Power
-  Wash bay



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