



506 24 Avenue, Nisku

20,000 SF (+/-) FREESTANDING SHOP



PROPERTY DETAILS

Address:	506 24 Avenue, Nisku
Legal:	Lot 36, Plan 0021583
Zoning:	Industrial (IND)
Lot Size:	2.12 Acres (+/-)
Building Size:	20,000 SF (+/-)
2nd Floor Office Size:	1,500 SF (+/-) <small>(not included in leaseable SF)</small>
Op. Costs	\$1.96 (Self-Managed)
Base Rent:	\$15.00 SF
Sale Price:	\$4,400,000.00
Possession:	Immediate



PROPERTY HIGHLIGHTS

- Immaculate and functional building with multiple offices
- Freshly renovated offices
- 4 Overhead loading doors and air makeup
- Fenced yard and ample parking
- Great Shop to Yard ratio
- Bonus second floor mezzanine office space
- Easy access to Airport Road and QE 2



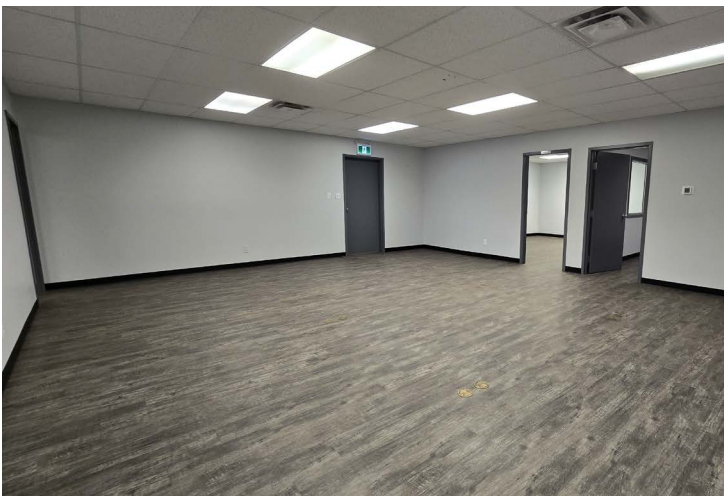
Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

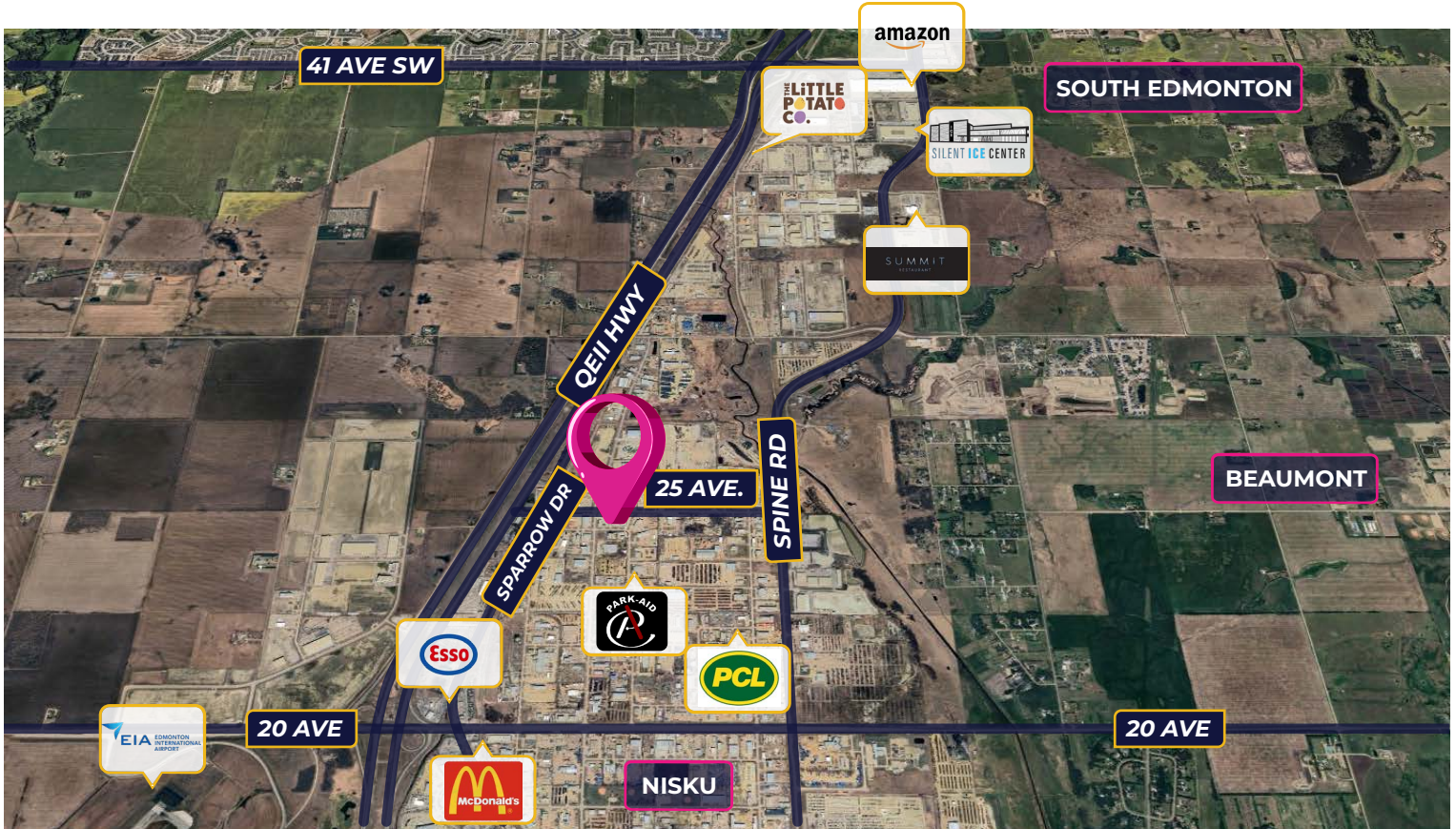
Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Property features:



Property features:





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



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com