

Freestanding Shop / Service Facility

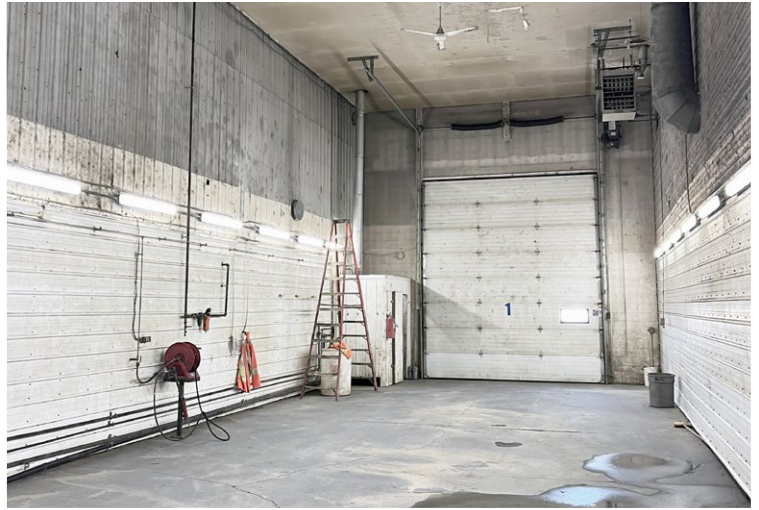
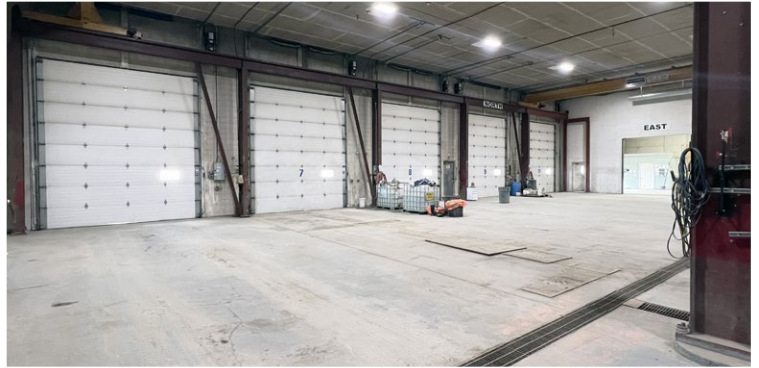
402 - 22nd Avenue
Nisku, Alberta
www.cbre.ca

22,199 SF on 2.84 Acres | Drive-Thru Wash Bay | Various Cranes



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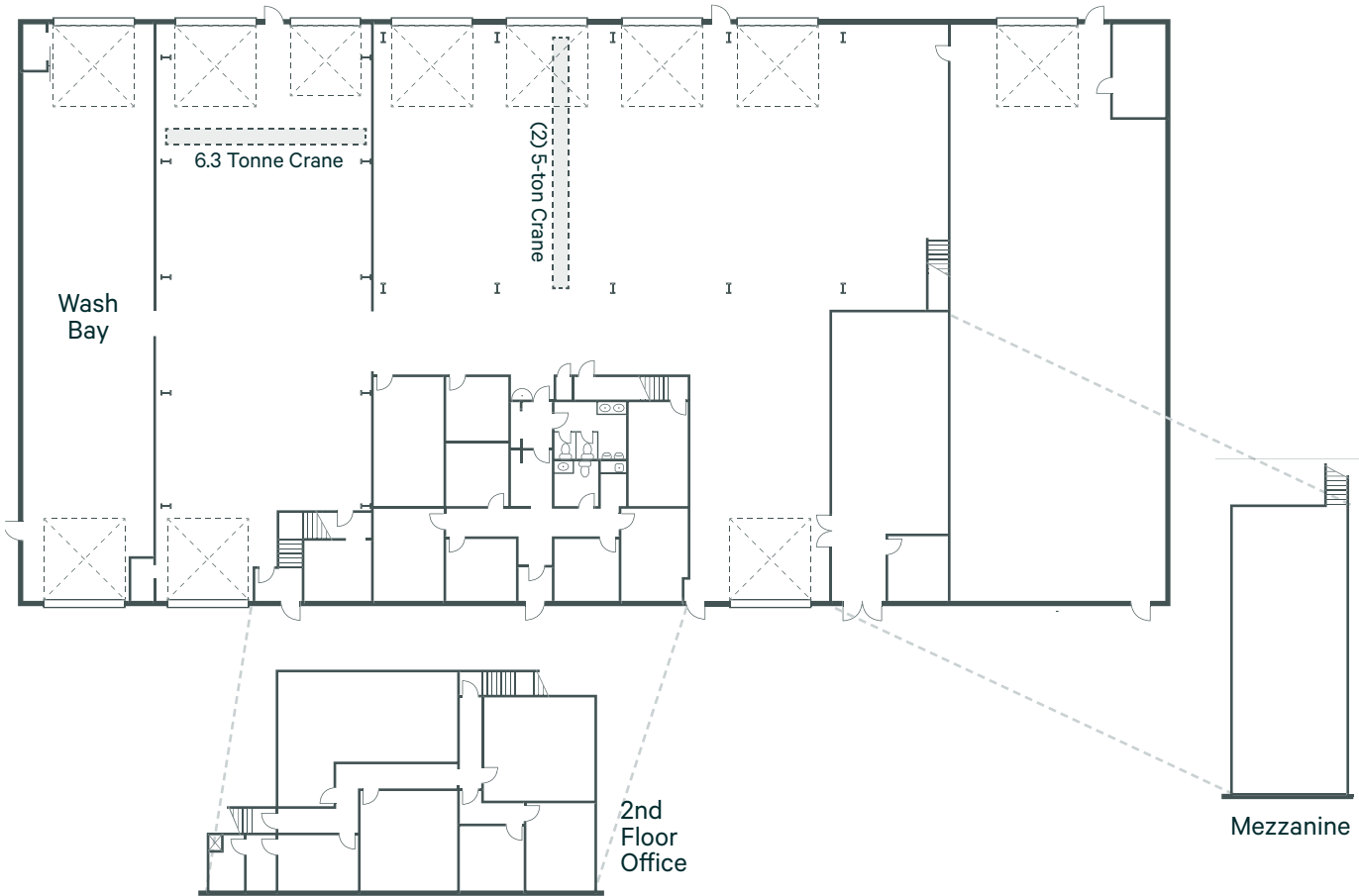
Strategically located in Nisku with immediate access to the QEI Highway and just minutes from Edmonton, this well-appointed shop/service facility offers exceptional functionality for a range of industrial users. The property features multiple oversized drive-in doors (three drive-thru), a wash bay and three bridge cranes. Situated on a 2.84 acre site providing a 17% site coverage ratio offering generous yard storage. Located within Leduc County, the asset benefits from significantly lower property taxes and operating costs compared to the City of Edmonton, providing a compelling cost advantage without compromising on connectivity or accessibility. Building Condition Report and Phase 1 Environmental Site Assessment available for qualified purchasers.

Legal Address	Plan 8921592, Block 2, Lot 7	
Zoning	IND - Industrial	
Year Built	±1988	
Site Size	2.84 Acres	
Available Area	Office	2,203 sq. ft.
	Shop	19,996 sq. ft.
	Total	22,199 sq. ft.
Site Coverage Ratio	17%	
Mezzanine Area	1,055 sq. ft. <i>*Not included in GLA</i>	
Grade Loading	(1) 12' x 16' with electric opener (10) 14' x 16' with electric openers; (3) drive-thru	
Construction	Concrete block	
Building Depth	100'	
Ceiling Height	22' Clear	
Power	600 amp, 600 volt <i>*To be confirmed</i>	

Heating	Forced air overhead heaters & radiant tube
Air Make-Up	Yes
Fibre	Yes
Air Lines	Yes
Lighting	LED
Sumps	Trench sumps throughout
Cranes	(2) 5-ton bridge crane, 17' underhook (1) 6.3-tonne bridge crane, 17' underhook
Op Costs (2026)	\$1.24 per sq. ft. / annum (taxes + insurance)
Lease Rate	\$15.95 per sq. ft. / annum
Taxes (2026)	\$35,675
Sale Price	\$4,950,000
Available	December 1, 2026

Floor Plan

*Floor plan is approximate and for marketing purposes only



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For Sale/Lease



Major Nearby Retail

- Costco
- Costco Gas
- Enterprise Rent-A-Car
- Sawmill Prime Rib
- Tim Hortons

Nearby Hotels

- Renaissance Edmonton
- Fairfield by Marriott
- Coast Nisku Inn
- Holiday Inn Express
- Four Points by Sheraton
- Ramada Nisku
- Hilton Garden Inn
- Hampton Inn & Suites
- Royal Hotel
- Quality Inn & Suites
- Crystal Star Inn
- Days Inn by Wyndham
- Super 8 by Wyndham
- Wyndham Garden
- Raddison Hotel
- Park Inn by Raddison



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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