

FOR SALE

CANA WEST VALVE

2104 6 Street, Nisku, AB



HIGHLIGHTS

- Well maintained 13,262 sq ft ± office/warehouse on 3 acres ±
- Concrete block construction
- Multi-tenant potential
- 8 - 10 inch thick concrete floor
- Excellent access to major transportation routes

CONTACT

KELLY GIBBON

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BERT GAUDET

Director, Associate Broker

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PROPERTY DETAILS

MUNICIPAL ADDRESS	2104 6 Street, Nisku, AB
LEGAL DESCRIPTION	Plan: 2947TR; Block: 3; Lot: 5
TYPE OF PROPERTY	Shop/Office
ZONING	IND (Industrial)
SIZE	13,262 sq ft ±
SITE SIZE	3.0 acres ±
HEATING	Radiant and forced air
LOADING	(3) 12' x 14' OH grade doors
POWER	400 Amp 600V (TBC)
CEILING HEIGHT	18' clear
PARKING	Ample

FINANCIALS

ASKING PRICE	\$2,990,000.00
PROPERTY TAXES	\$29,789/yr (2024)
POSSESSION	Negotiable

ADDITIONAL FEATURES

- *Floor and trench sumps*
- *Multiple out buildings included*
- *Fenced and gated yard*

AERIAL

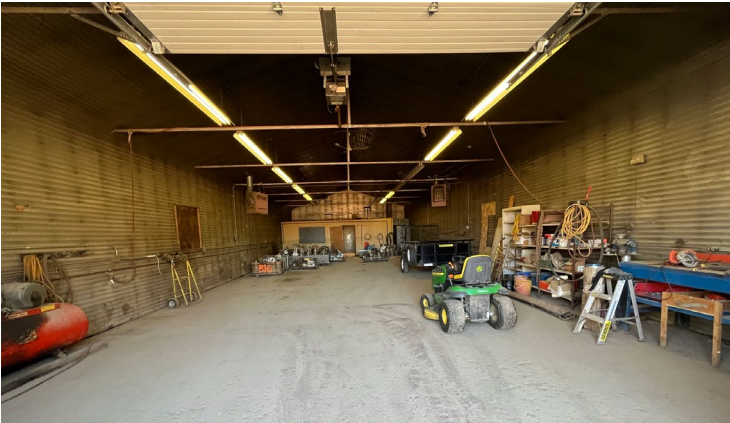


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AERIAL PHOTOS

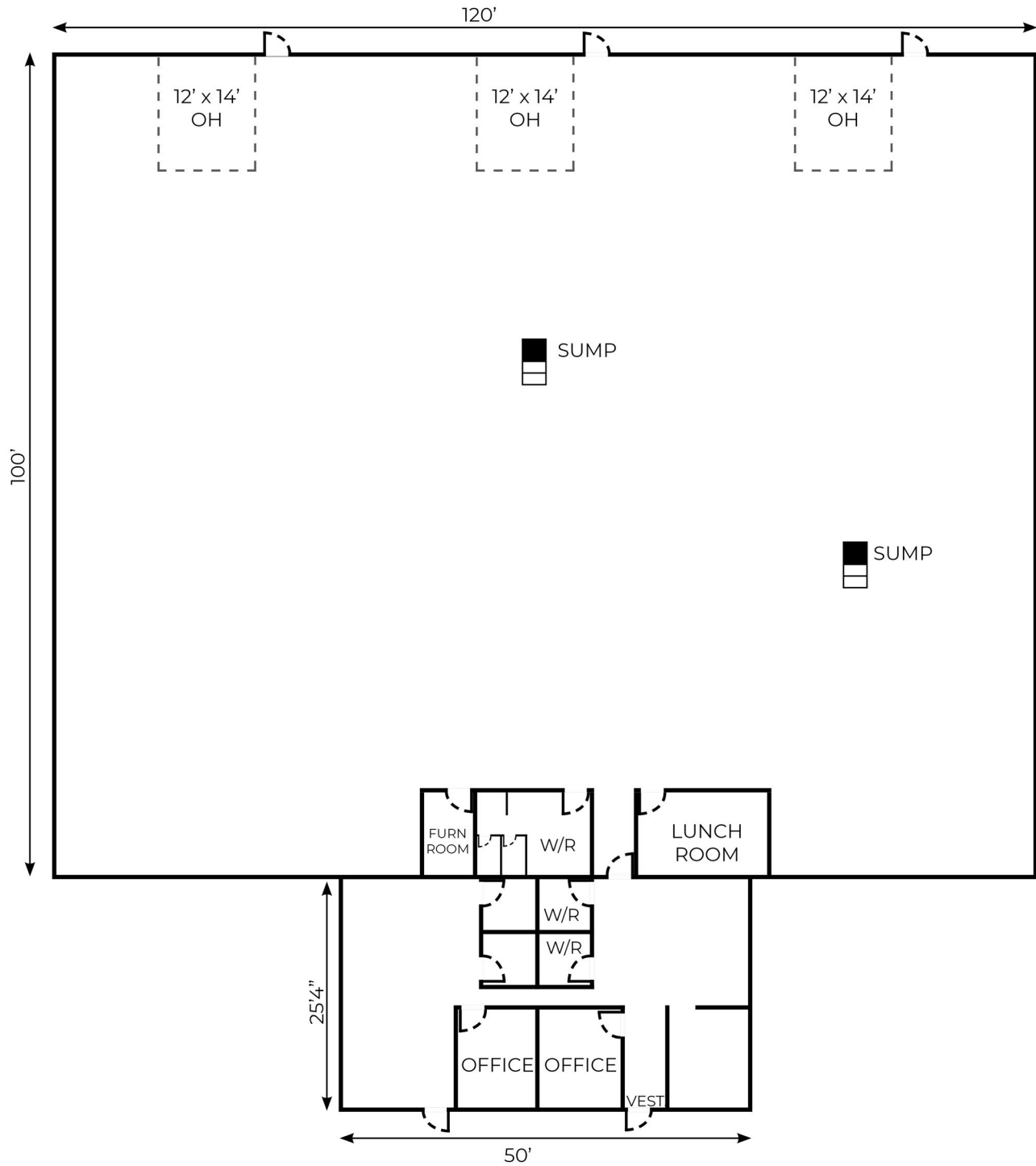


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FLOOR PLAN

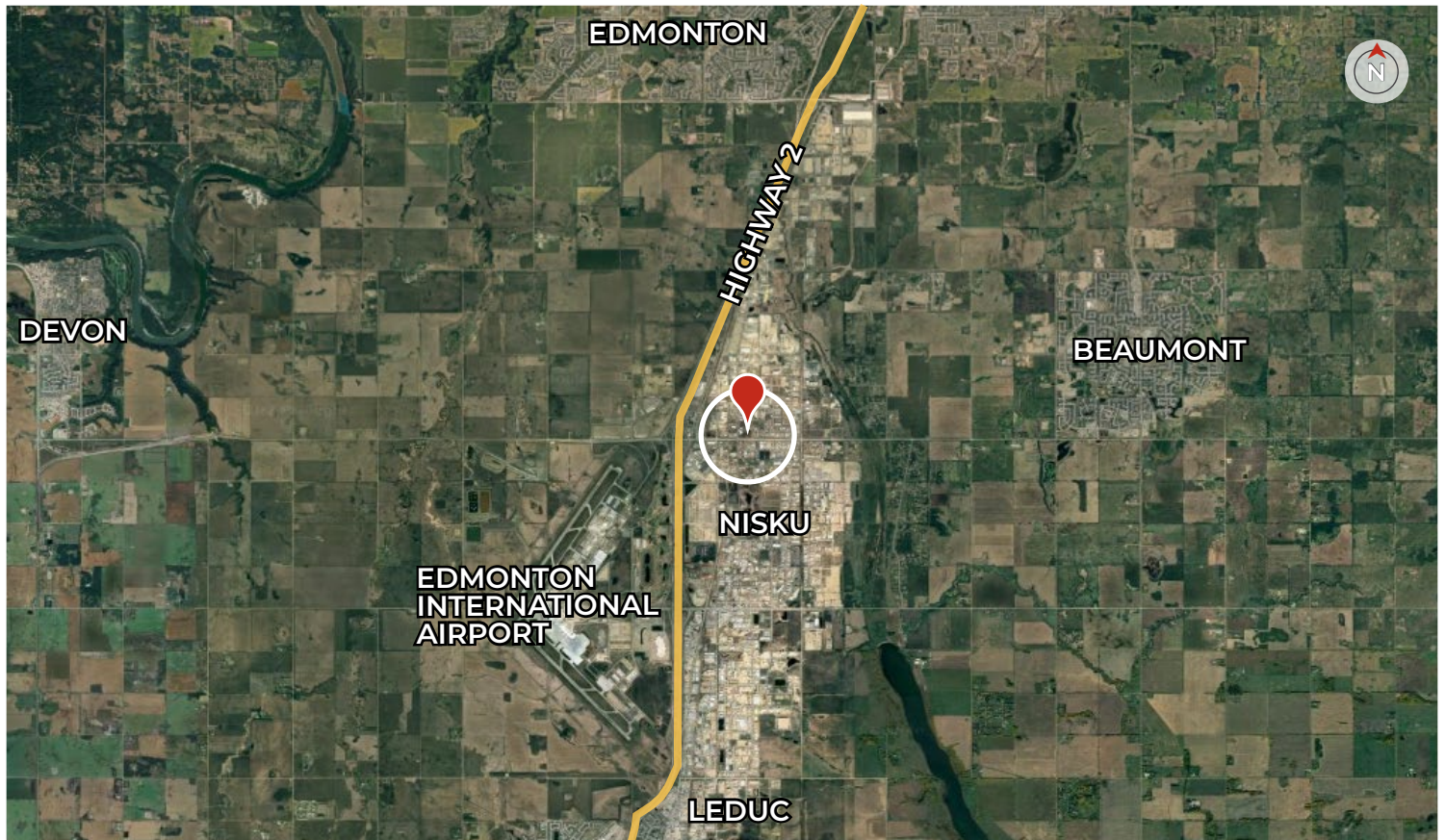


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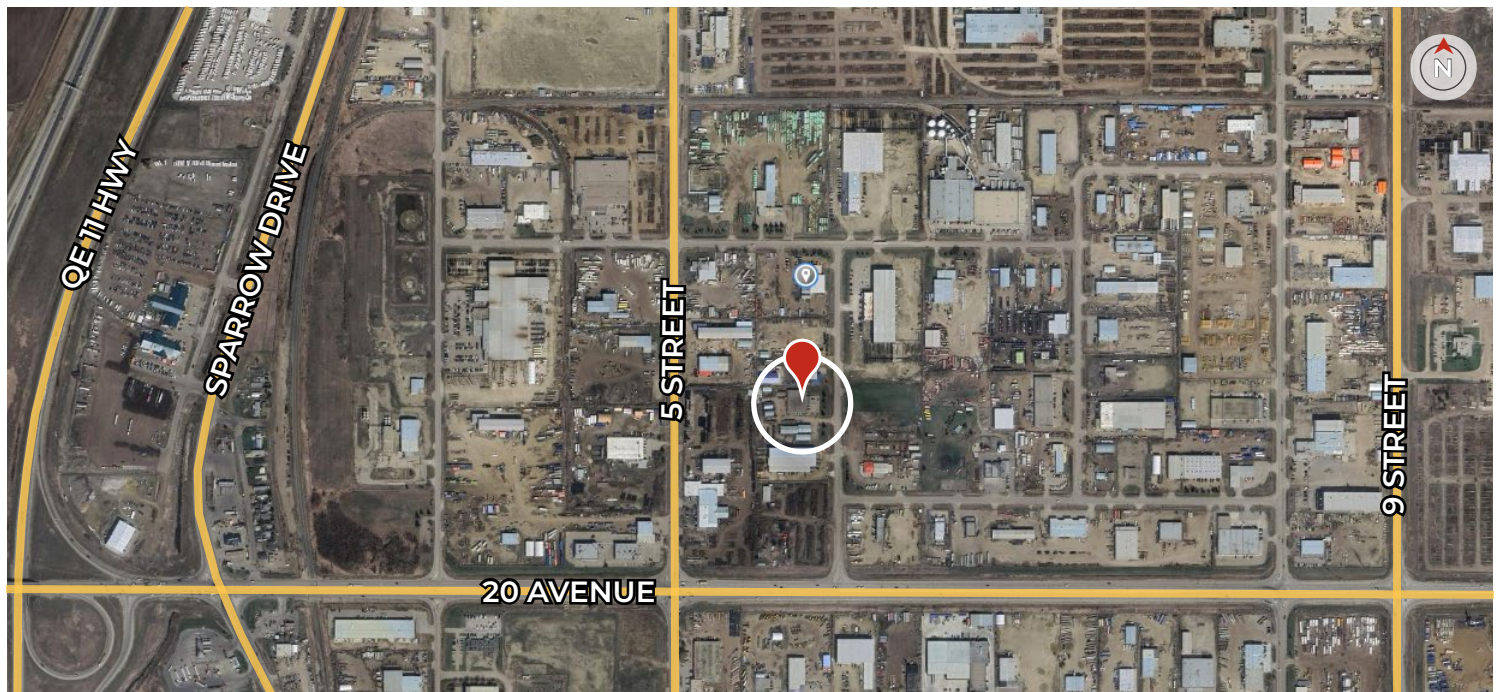
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REGIONAL MAP



LOCAL MAP

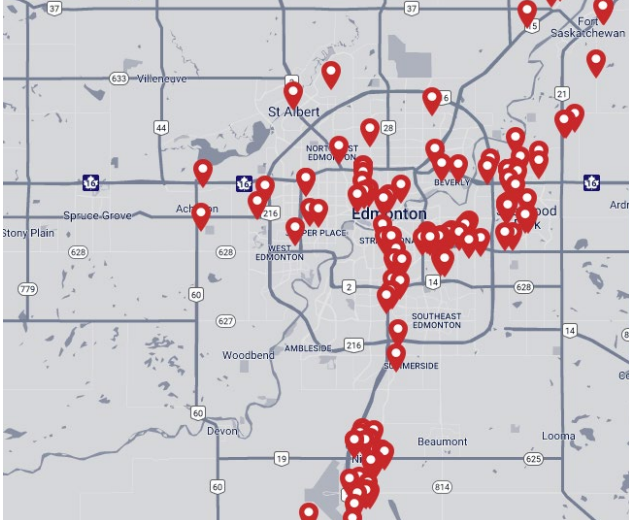


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting deals together and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail, as well as his creative approach to problem solving, has made him a huge asset to his real estate clientele.



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