

# FOR SALE OR LEASE

17,890 sf on 3.10 Acres



## 1803 – 8 Street, Nisku

Opportunity to purchase or lease drive-through freestanding building in Nisku Business Park

### Contact:

**Nicholas Farnden**  
780.938.7343  
nfarnden@cresa.com

**Cameron Martin**  
780.660.3214  
cmartin@cresa.com

**Damon Harmon**  
403.875.3133  
dharmon@cresa.com

**cresa**



# 1803 - 8 STREET, NISKU

## Space Profile

Building Area: Main Floor Office: 3,050 sf  
Second Floor Office: 1,300 sf  
Shop Area: 13,540 sf  
Usable Area: 17,890 sf

Site Size: 3.10 acres

Legal Description: Plan 7520436, Block 6, Lot 5

Available: December 1, 2026

Sale Price: \$4,450,000.00

Lease Rate: \$20.00 per sf

Property Taxes: \$36,282.62

Zoning: IND - Industrial

Year Built: 1976 with addition in 2011

## Building Information

Power: 400 amp, 240 volt, 3 phase service

Dock Doors: (8) 16'x14', (1) 16'x12', (1) 18'x12' overhead  
Grade doors with 3 Drive through bays

Ceiling Height 18' Clear (TBC)

Site Coverage Ratio (STC): 12%

## Features & Amenities

Freestanding, General Industrial zoned building

Low site coverage ratio providing excess land for storage and outdoor industrial activities

Fenced and graveled yard with two access points

Drive through and drive around capabilities with two entrances onto the property





# 1803 - 8 STREET, NISKU

## 17,890 sf Free-Standing Industrial Building

### WASH-BAY:

Dedicated to space

**BUILDING:** Concrete Block  
& Painted metal cladding.  
Concrete Substructure & Slab-  
on-grade

### YARD:

Fenced and graveled with two  
access points

### HVAC:

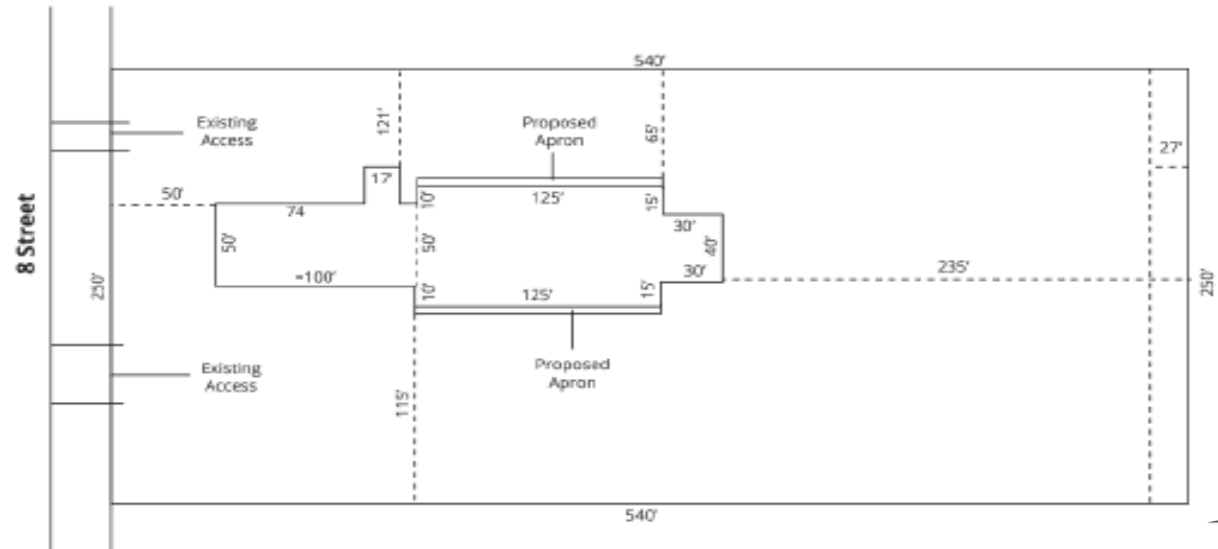
Office and Radiant Tube  
Heating in Shop

### POWER:

400 amp, 240 volt, 3 phase  
service

### EXTRAS:

5 bay shop with central wash  
bay including 3 sumps and  
trench drain throughout the  
shop







## Nearby Amenities & Drive-Times

Several amenities within a 10 minute drive include:

- Edmonton International Airport
- Red Tail Landing Golf Club
- RAD Torque Raceway
- Century Mile Racetrack and Casino
- Various restaurants and eateries

5 minute drive-time to Spine Road, HWY 625, QE2 and Airport Rd.

Fenced and graveled yard with dual access points, this facility includes a dedicated, wash bay and three drive through bays ideal for maintenance shops and general industrial uses. The site includes 10 overhead grade doors and 400 amp, 240 volt, 3 phase service.

General Industrial (IND) Zoning provides for industrial and commercial uses that have a low to moderate impact on adjacent land uses, such as: automotive/equipment repair, contractor services, equipment sales and service, recycling depot.

## Contact

**Nicholas Farnden**  
780.938.7343  
nfarnden@cresa.com

**Cameron Martin**  
780.660.3214  
cmartin@cresa.com

**Damon Harmon**  
403.875.3133  
dharmon@cresa.com

10020 - 101A Avenue, Suite 1980 | Edmonton, AB T5J 3G2 | 780.900.8781 cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

**cresa**