

**±12,136 SF on 1.08 acres**

FOR SALE

# INDUSTRIAL MACHINE SHOP MANUFACTURING & WELDING FACILITY

**1203 8 Street, Nisku, Alberta**

**Jeff Drouin Deslauriers**

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**Shelley Horb**

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**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedmonton.com



**WELDING SHOP**



**WELDING SHOP**



**WELDING SHOP / MATERIAL PREP BAY**



**SHOP WAREHOUSE**



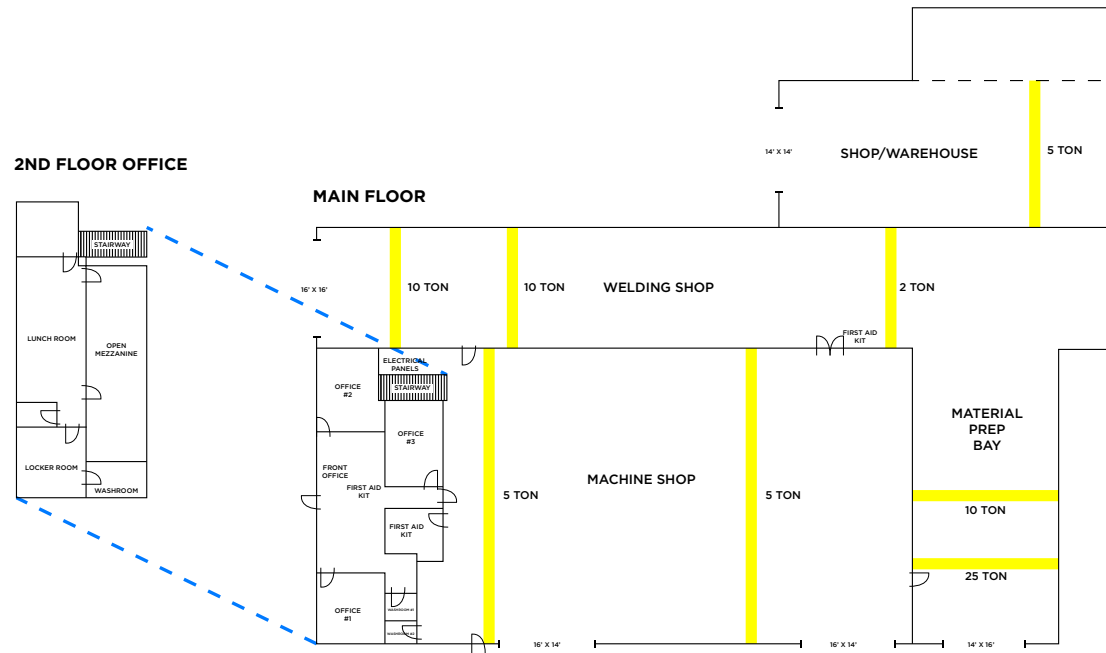
## THE OPPORTUNITY

- Two (2) accesses to the property
- Multiple cranes
- Heavy Power
- Gravelled yard with ample parking & storage
- Excellent proximity to major highload corridors. Highways: Queen Elizabeth Hwy 2, 19, 39 & #625
- Close proximity to Edmonton International Airport and Leduc Business Park



# FLOOR PLAN

BUILT: 1980 WITH ADDITIONS COMPLETED  
IN 2004, 2007 AND 2009



## PROPERTY DESCRIPTION

Municipal Address:	1203 8 Street, Nisku, AB
Legal Description:	Plan: 0828299, Block: 14 Lot: 15A
Market:	Nisku Industrial Park
Zoning:	IND - Industrial
Site Size:	1.08 Acres
Site Coverage Ratio:	±25%

### Leaseable Area:

Main Floor Office:	± 936 SF
2nd Floor Office:	± 936 SF
Machine Shop:	± 4,064 SF
Welding Shop:	± 4,130 SF
Shop Warehouse:	± 2,070 SF
<b>Total:</b>	<b>± 12,136 SF</b>

Power:	400 Amp, 600 V, 3 phase (TBV)
Grade Loading Doors:	(2) 16' x 14', (1) 14' x 14', (1) 14' x 16', (1) 16' x 16'
Lighting:	LED and Halide
Heating:	Radiant
Floor:	Office: 4" Shop: 8"

### Cranes & Locations:

Machine Shop:	(2) 5-ton
Welding Shop:	(1) 25-ton, (3) 10-ton, (1) 2-ton
Shop/Warehouse:	(1) 5-ton

**TAXES:**  
\$17,922.66  
(2024 estimate)

**AVAILABILITY:**  
Negotiable

**SALE PRICE:**  
\$2,300,000

# AERIAL



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