



±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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Team Coordinator
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Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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WELDING SHOP



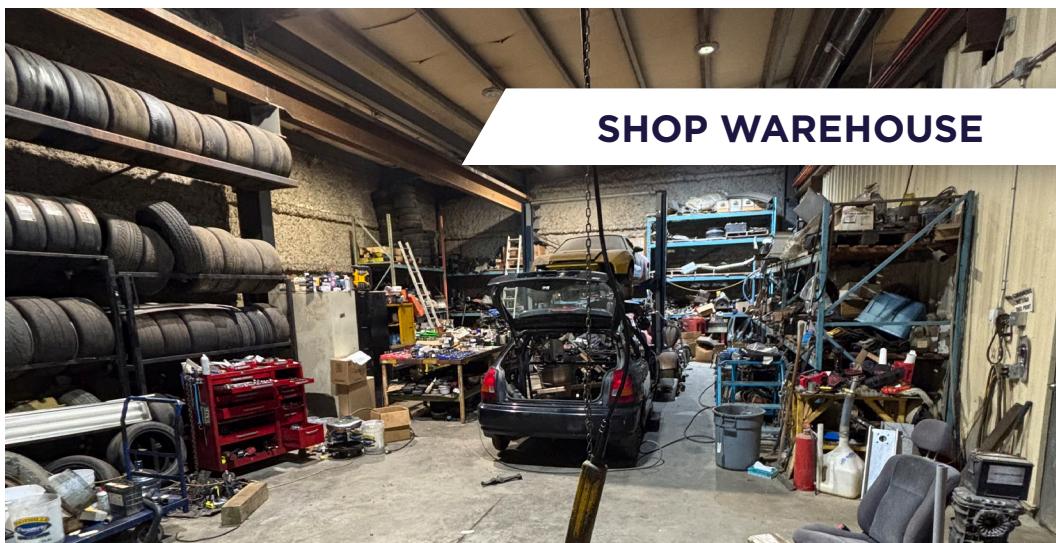
WELDING SHOP



WELDING SHOP / MATERIAL PREP BAY



SHOP WAREHOUSE

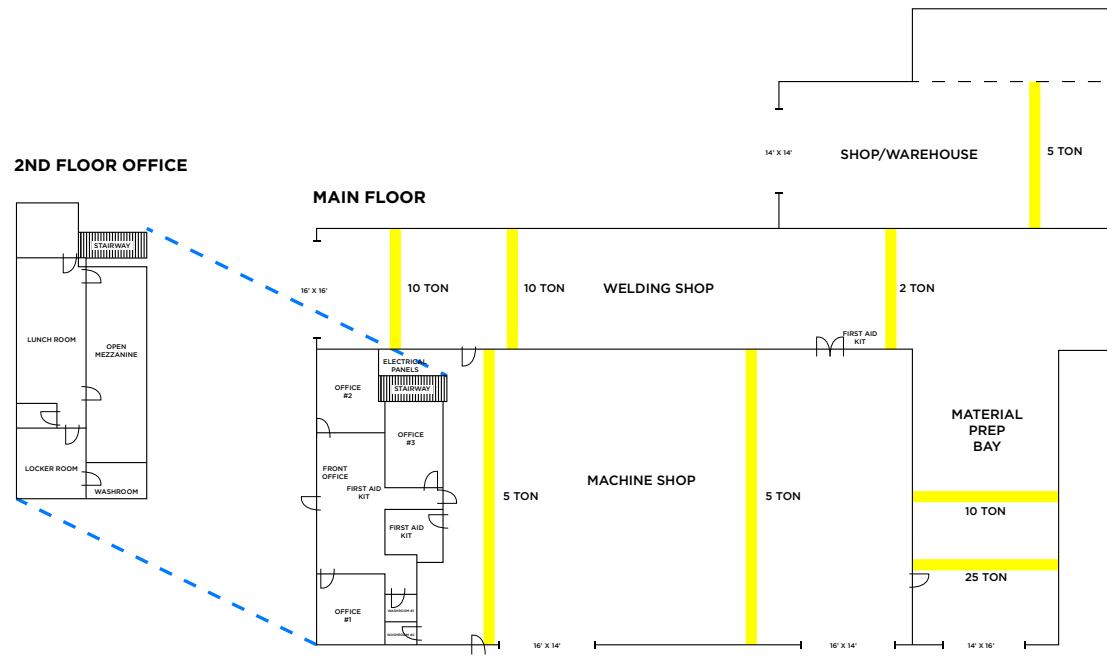


THE OPPORTUNITY

- 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%
Leasable 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
Total:	± 12,136 SF

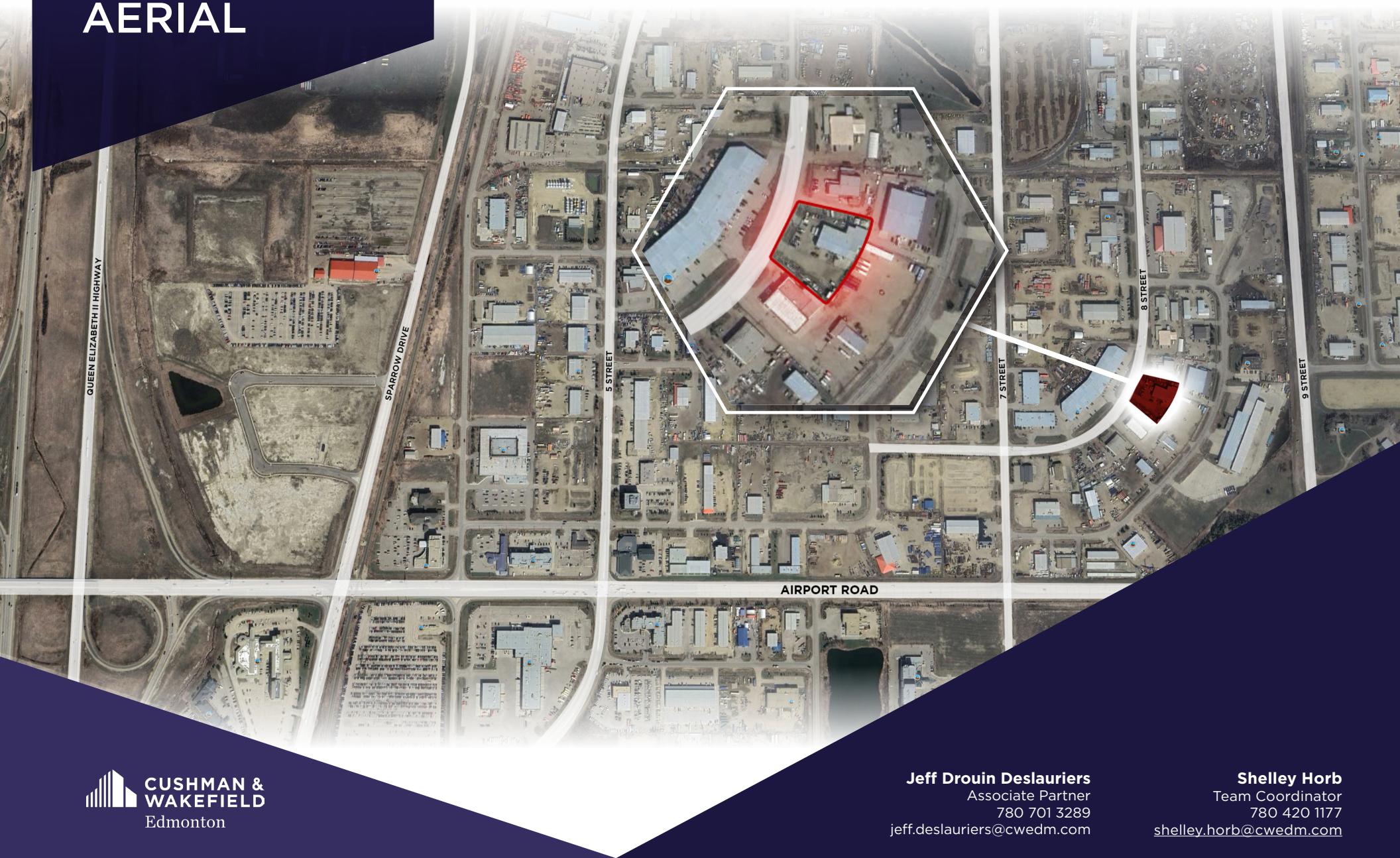
Power:	400 Amp, 600 V, 3 phase (TBV)
Grade Loading Doors:	(2) 16' x 14', (1) 14' x 14', (1) 14' x 16', (1) 16' x 16'
Lighting:	LED and Halide
Heating:	Radiant
Floor:	Office: 4" Shop: 8"
Cranes & Locations:	
Machine Shop:	(2) 5-ton
Welding Shop:	(1) 25-ton, (3) 10-ton, (1) 2-ton
Shop/Warehouse:	(1) 5-ton

TAXES:
\$17,922.66
(2024 estimate)

AVAILABILITY:
Negotiable

SALE PRICE:
\$2,300,000

AERIAL



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