



901-17 Avenue, Nisku

17,500 SF NISKU INDUSTRIAL



PROPERTY DETAILS

Address:	901-17 Avenue, Nisku, AB
Legal:	Plan 0524826, Block 1, Lot 6
Lot Size:	1.1 Acres (+/-)
Building Size:	17,500 SF (+/-)
Warehouse:	12,500 SF (+/-)
Main Floor Office:	2,500 SF (+/-)
Second Floor Office:	2,500 SF (+/-)
Sale Price:	\$4,025,000.00
Property Tax:	\$23,048 (2025 - TBC)



PROPERTY HIGHLIGHTS

- Immaculate standalone industrial building totaling approximately 17,500 SF
- 1.1-acre site with paved, graveled, and fully fenced yard
- Clean and well-kept facility
- Functional, professional-grade main floor office space
- Zoned Industrial
- Positioned in the heart of Nisku Industrial Park
- Prominent corner location with strong visibility along 17th Avenue and Nisku Spine Road



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BUSINESS PARK



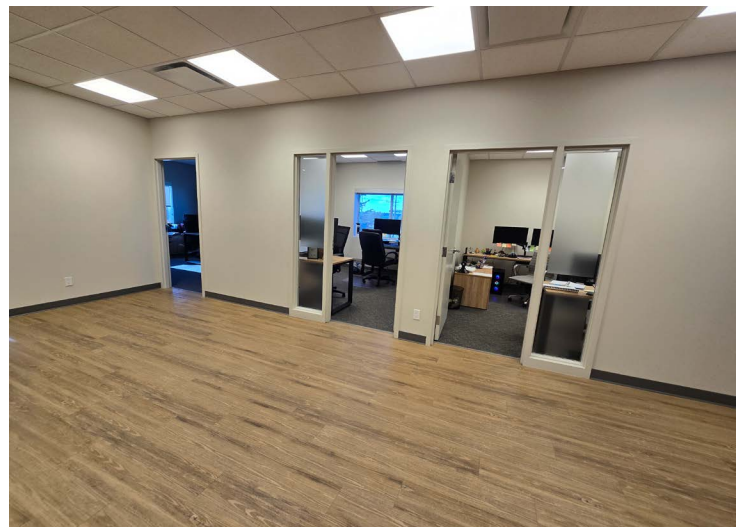
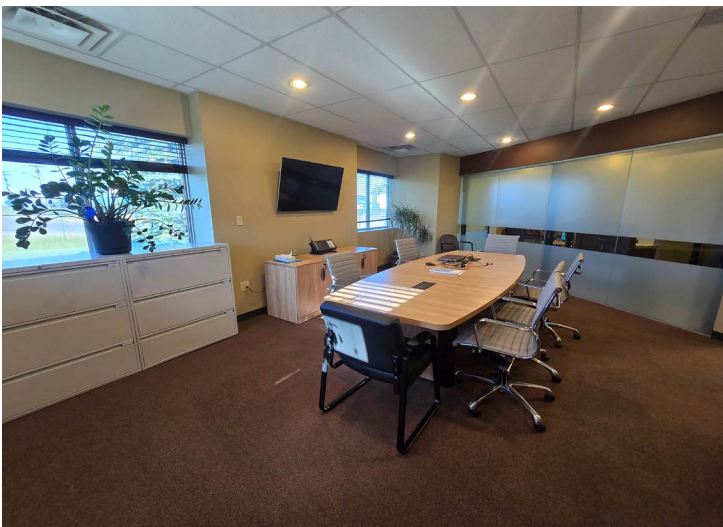
AIRPORT



HWY ACCESS



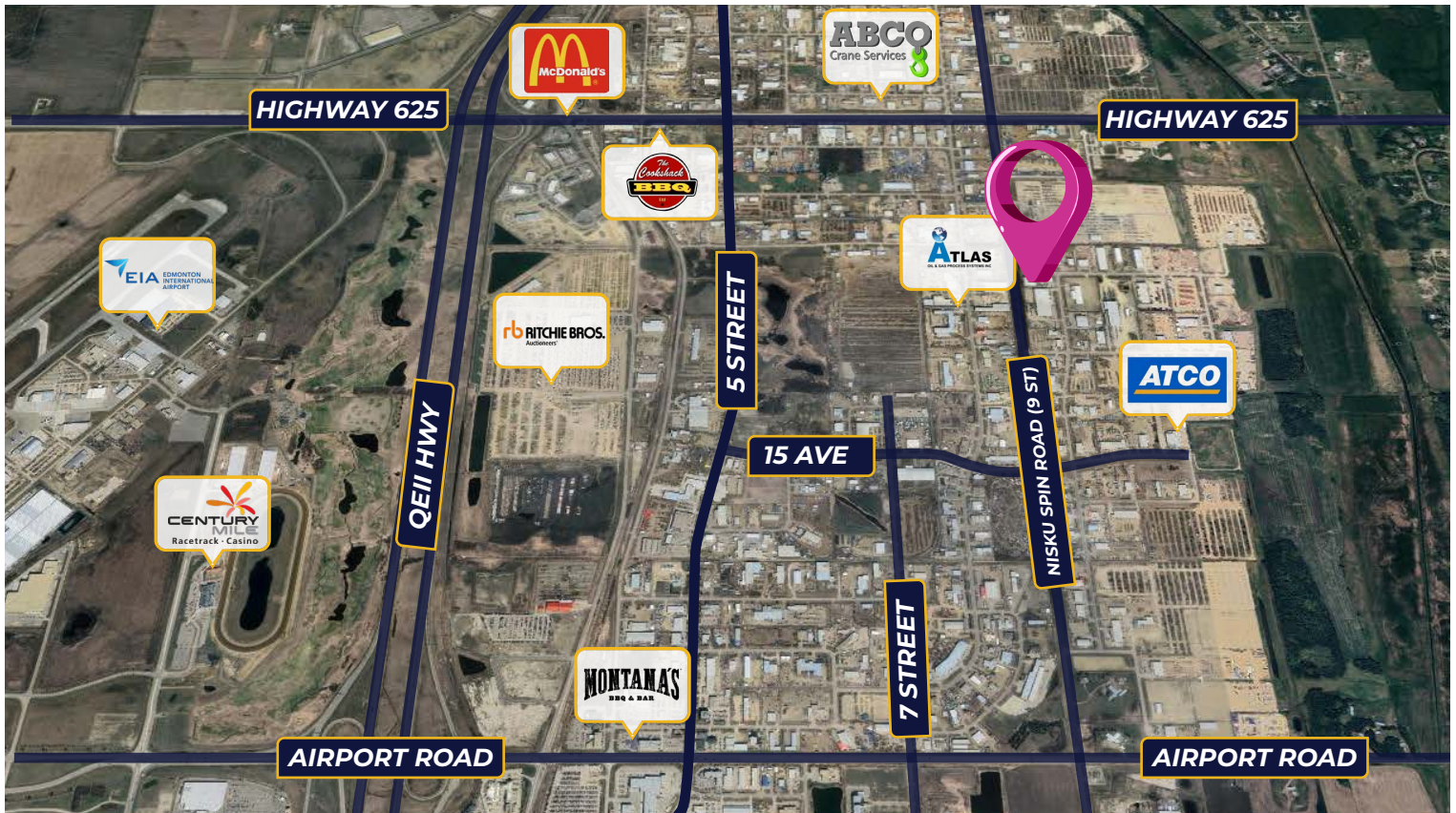
RESTAURANTS





PROPERTY SPECIFICATIONS

Heat:	Radiant
Power:	400 Amp / 600 V / 3 Phase (TBC)
Loading:	2x 14' x 14' Grade Loading
Sump:	Yes
Ceiling Height:	22' / 16' (expansion)
Crane:	No - 5 T capable



NEIGHBORHOOD HIGHLIGHTS

- **Prime Industrial Location:** Located near Nisku Industrial Park, one of Canada's largest and most active industrial hubs
- **Excellent Road Access:** Immediate connectivity to Highway 2 (QEII) provides seamless routes for trucking, distribution, and regional access
- **Close to Edmonton International Airport (EIA):** Only a short drive to EIA, making it convenient for businesses needing quick access to air travel or freight services
- **Nearby Retail & Entertainment:** Minutes away from Premium Outlet Collection, Century Mile Racetrack & Casino, and other nearby retail/dining spots
- **Built for Business:** Surrounded by established industrial infrastructure, this location supports growth for logistics, service, and light manufacturing operations



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