

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:

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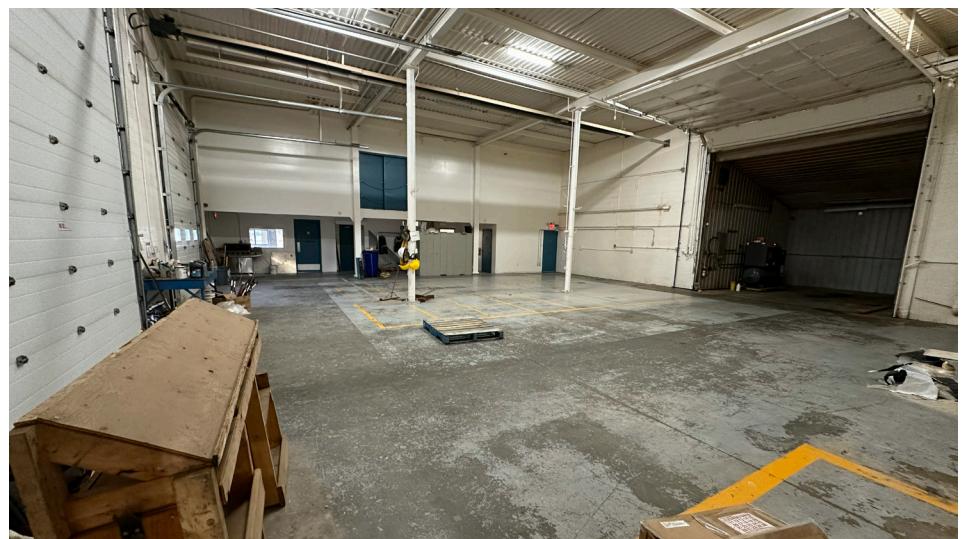
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1803 - 8 STREET, NISKU

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
Op Costs:	\$3.17 per sf (2026)
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:

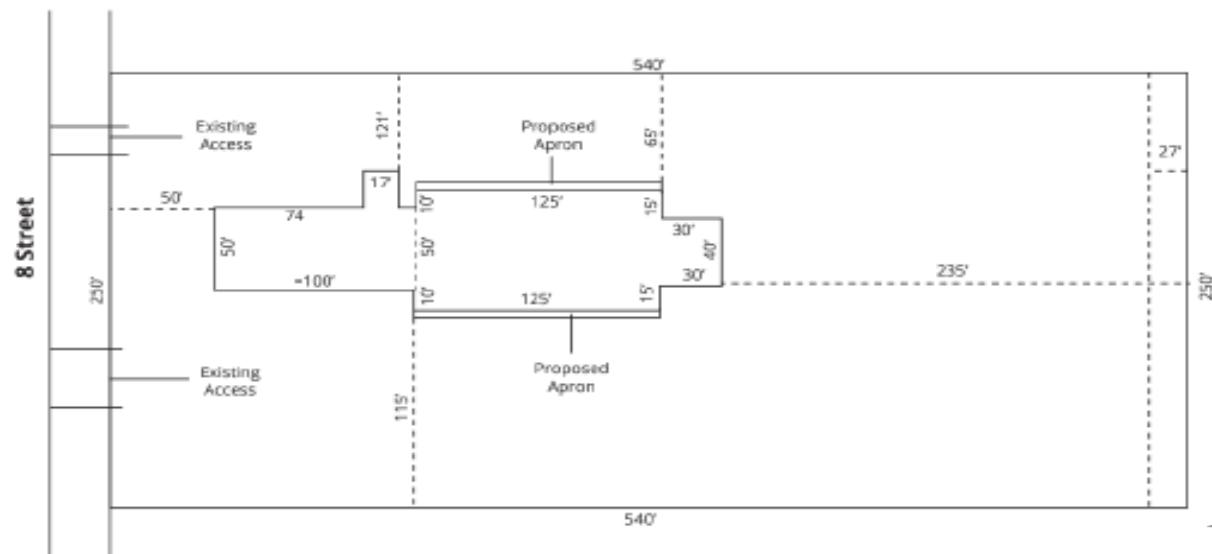
Office and Radiant Tube Heating in Shop

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





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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.

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