

FOR SALE

±11,440 Sq. Ft. *Combined
on ±19.27 Acres

3 BUILDINGS

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



3075 - 4 Street, Nisku, AB

INDUSTRIAL MANUFACTURING SHOP/ DEVELOPMENT OPPORTUNITY

Property Highlights

- Partially developed with industrial buildings and partially compacted gravel yard
- Direct QE II Highway Exposure
- Existing Manufacturing Buildings
- Industrial Zoning
- Main building is ±5,240 Sq. Ft. Pre-engineered steel frame construction
- Second building is ±2,200 Sq. Ft.
- Third Building is a 50' x 80' Tarp Shed ±4,000 Sq. Ft.



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Manufacturing Shop / Development Opportunity

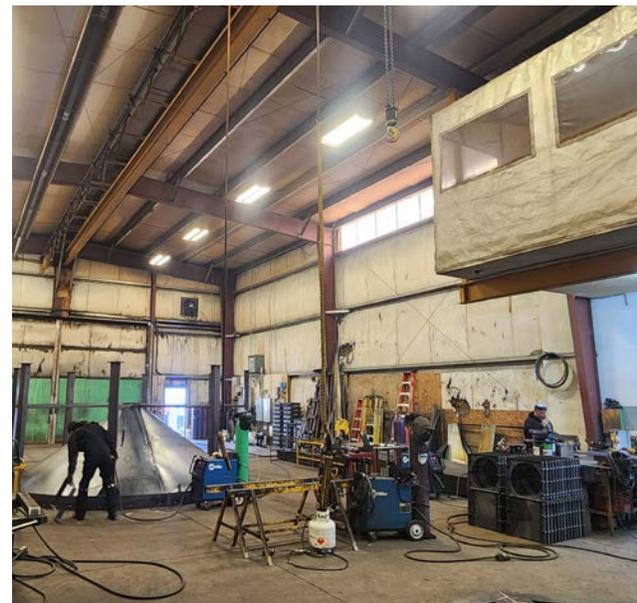
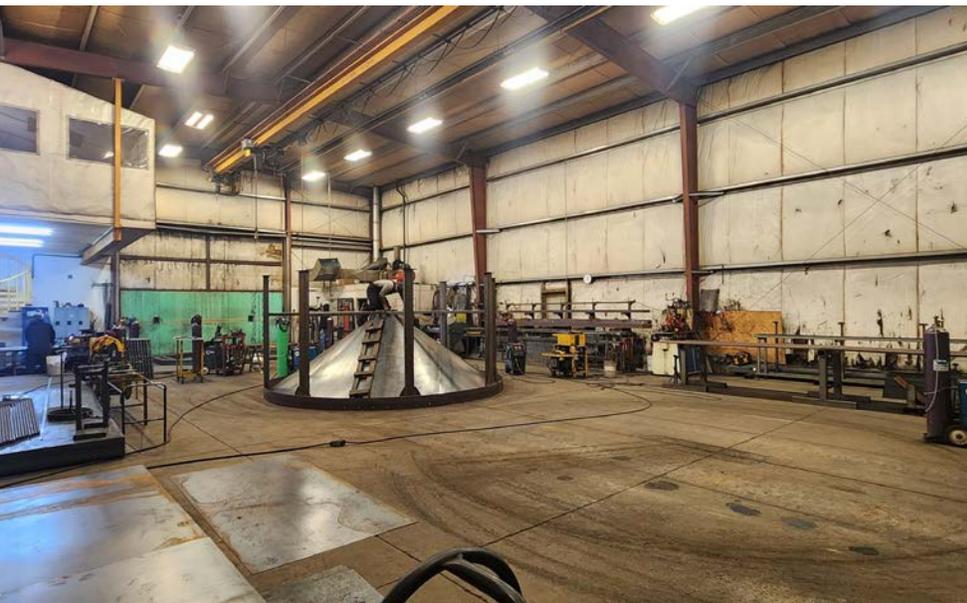
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MAIN BUILDING | A



INFORMATION | A

- ±5,240 Sq. Ft. Pre-engineered steel frame construction
- ±1,240 Sq. Ft. Office which includes private office, open work area, reception and washroom
- Overhead Crane (2 x 2 Ton)
- 20' Clear Ceiling Height
- Lunchroom/Kitchenette in Mezzanine
- Drive through bay



FOR SALE

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SECOND BUILDING | B

INFORMATION | B

- $\pm 2,200$ Sq.Ft. | $\pm 2,000$ Sq. Ft. Shop, ± 200 Sq. Ft. Office
- Wood Frame Construction
- 18' Clear Ceiling Height
- (2) 12' x 16' Grade sliding doors with 24' wide access



THIRD BUILDING | C



INFORMATION | C

- 50' x 80' Tarp Shed ($\pm 4,000$ Sq. Ft.)
- Gravel floor

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Lot | ±19.27 Acres



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Property Information

Municipal Address: 3075 - 4 Street, Nisku, AB

Legal Address: Plan 1837RS Lot H

Main Building | A: ±5,240 Sq. Ft.

Second Building | B: ±2,200 Sq. Ft.

Third Building | C: ±4,000 Sq. Ft.

Lot Size: ±19.27 Acres

Zoning: IND (Industrial)

Power: 400Amp/ 600Volt 3 Phase (TBC)

Ceiling Height: 20' Clear

Loading: (3) 12' x 16' Grade Sliding Doors

Possession: Negotiable

Contact

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Purchase Price: \$13,000,000.00

Taxes: \$48,032.00 (2021)

