

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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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

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 12%

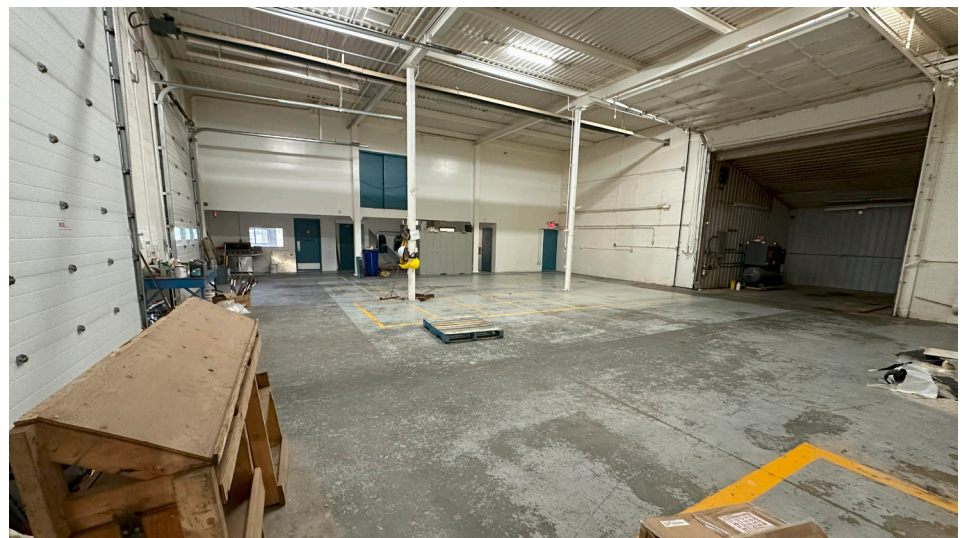
Features & Amenities

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:

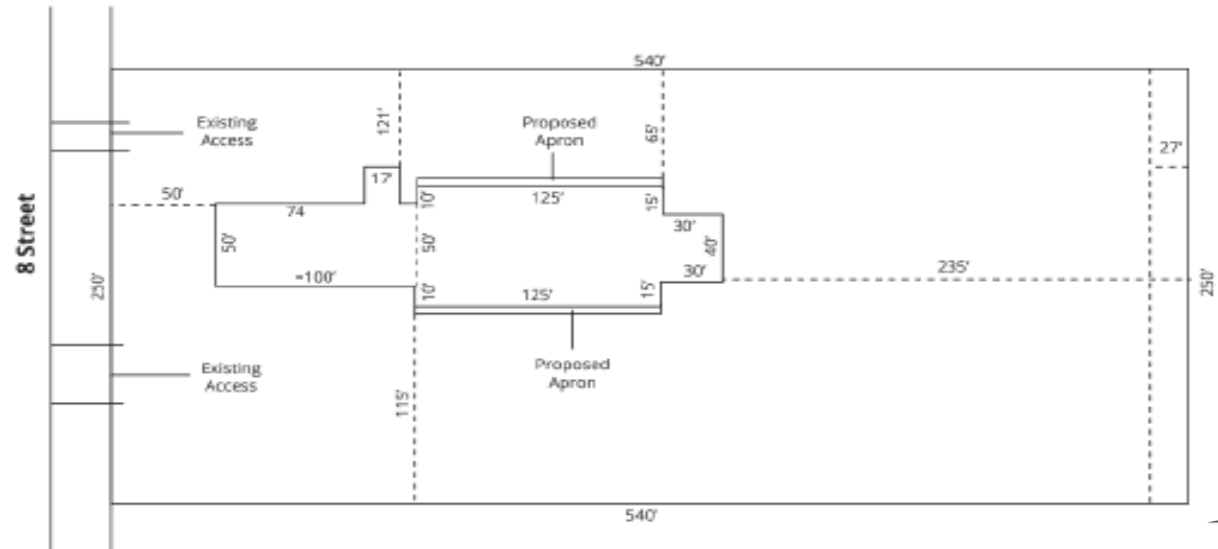
Office and Radiant Tube
Heating in Shop

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





1803 - 8 STREET, NISKU

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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