

**AVISON  
YOUNG**

**For Sale or Lease**  
2303A - 8 Street  
Nisku, AB



**39,649 sf Freestanding  
Building on 4.00 Acres**

**Get more  
information**

**David St. Cyr**  
Principal  
+1 780 964 4601  
david.stcyr@avisonyoung.com

**Colin Ludwig**  
Principal  
+1 780 995 5404  
colin.ludwig@avisonyoung.com

# For Sale or Lease

2303A - 8 Street  
Nisku, AB

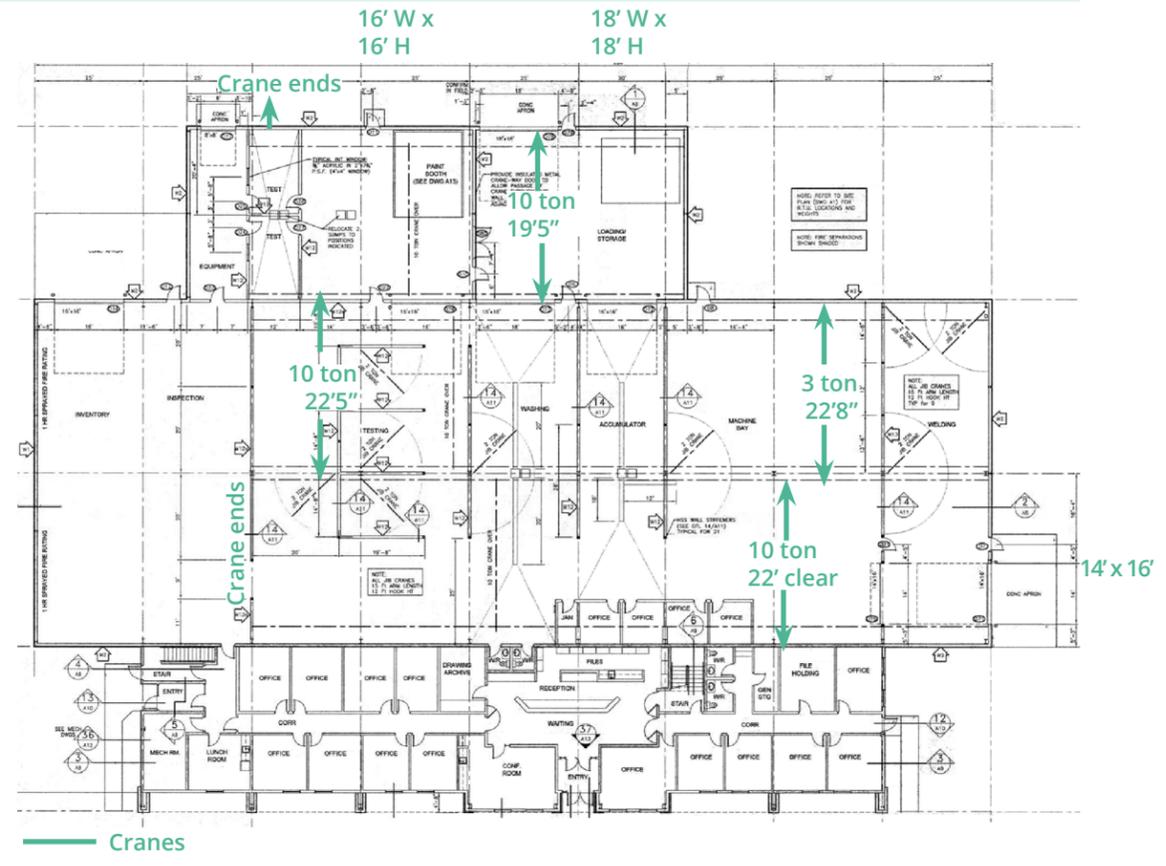
## Offering summary

Legal Description:	Plan 0321834; Block 1; Lot 8A
Building Size:	Main Floor Office: 6,283SF Second Floor Office: 5,283 SF Shop: 28,083 sf <b>Total: 39,649 sf</b>
Site Size:	4.00 Acres
Zoning:	IND - Industrial
Site Coverage:	15.7%
Loading:	Grade (6) with electric operated lifts
Cranes:	3 ton and three (3) 10 ton cranes plus eight (8) 2-ton jibs
Power:	800 amp 480 volt and 200 amp 347/600 volt (TBC)
Operating Costs:	\$1.83 PSF (2025)
Property Taxes:	\$65,024 (2025)
Ceiling Height:	30'
Year Built:	2004
Available:	Immediately

**Lease Rate: \$16.00 PSF**

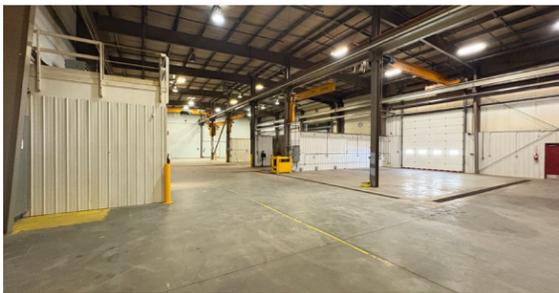
**Asking Price: \$8,400,000**

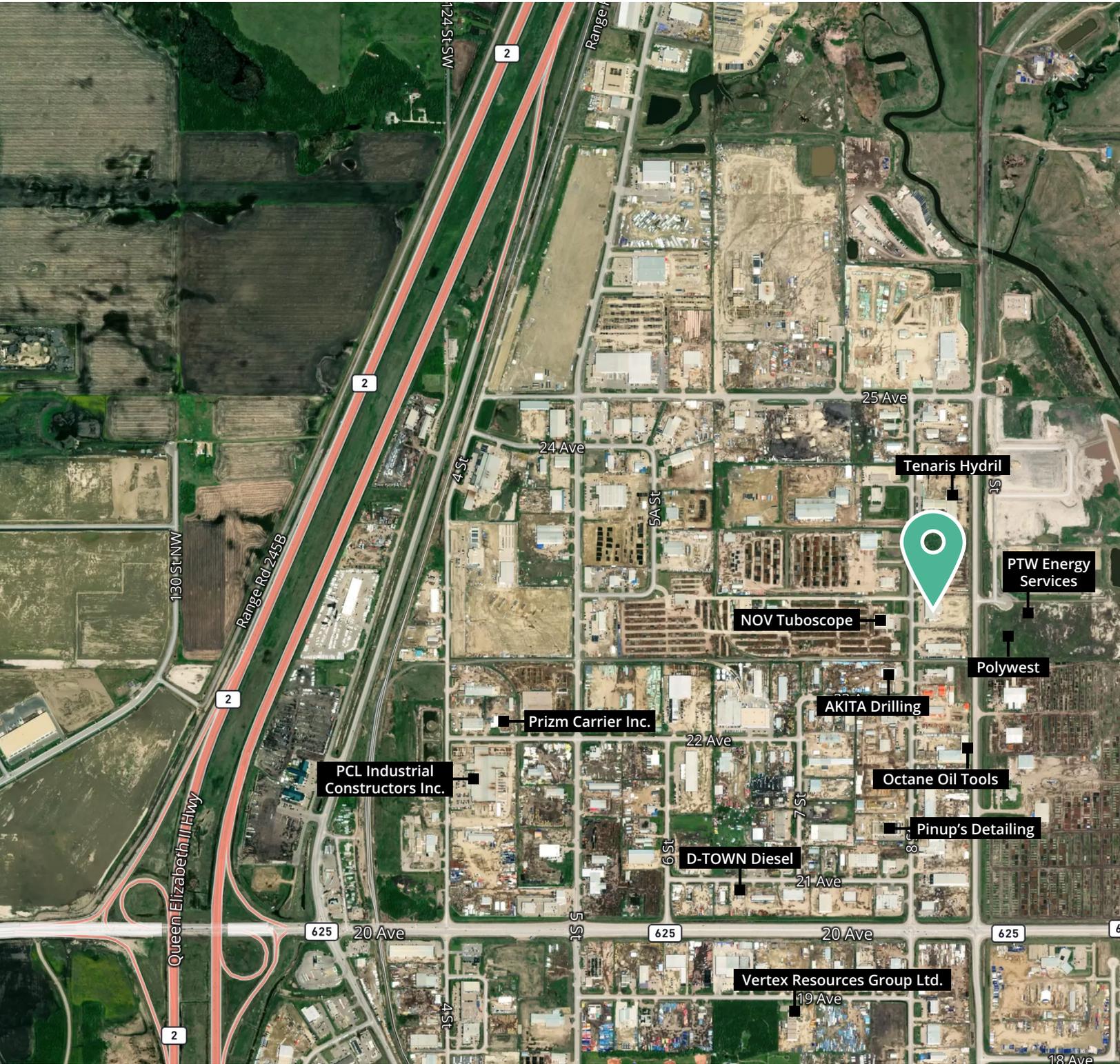
## Main floor



### Property highlights

- Multiple overhead cranes (3 ton and three (3) 10 ton cranes plus eight (8) 2-ton jibs)
- Make up air, unit output:  
Unit 1: 4,000 CFM  
Unit 2: 8,000 CFM  
Unit 3: 11,000 CFM  
Total: 23,000 CFM
- Ample office space over 2 floors
- Upgraded 5MB fiber IT
- Hotsy pressure washing system
- Heavy Power
- Floor drains
- Wash bay





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