



2902/4 5 Street, Nisku

Freestanding Shop

PROPERTY DETAILS

Address:	2902/4 5 Street, Nisku
Legal:	Plan 0523897, Block 3, Lots 24 & 25
Zoning:	IND (Industrial)
Total Size:	23,625 SF (+/-)
Shop Size:	20,625 SF (+/-)
Office Size:	3,000 SF (+/-) -
Yard Size:	3.94 Acres (+/-)
Possession:	September 2024
Property Taxes:	\$43,298.00 (2024 Estimate)
Sale Price:	\$5,950,000.00

PROPERTY HIGHLIGHTS

- Owner/user opportunity
- Developed yard that is fenced and gated
- Heavy power
- 2 x 5 Ton cranes
- DIRTT Office System
- High exposure QEI signage opportunity
- 100,000 VPD on the QEI
- Join Amazon, Aliya's Foods, Hello Fresh, Tim Hortons Distribution and The Little Potato Co. in North Nisku
- **Bonus storage mezzanine**



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 **PROPERTY
FEATURES**

2902/4 5 Street, Nisku

Property features:



Property overhead



South side of shop



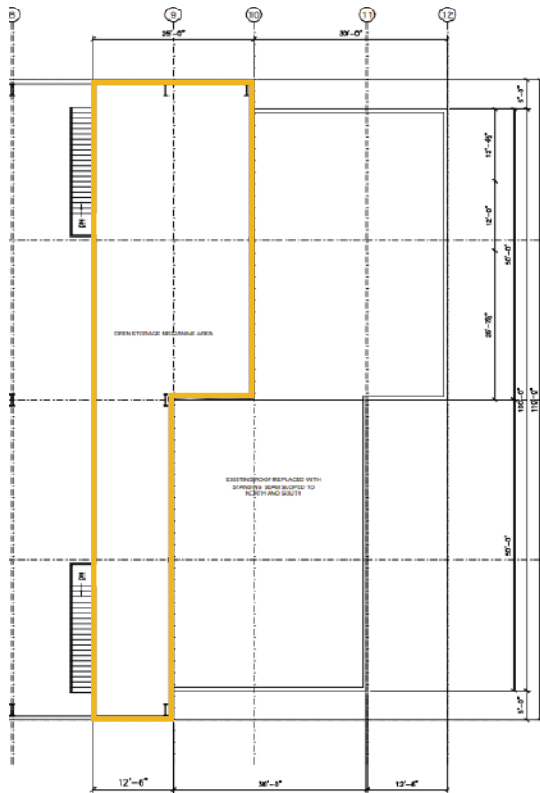
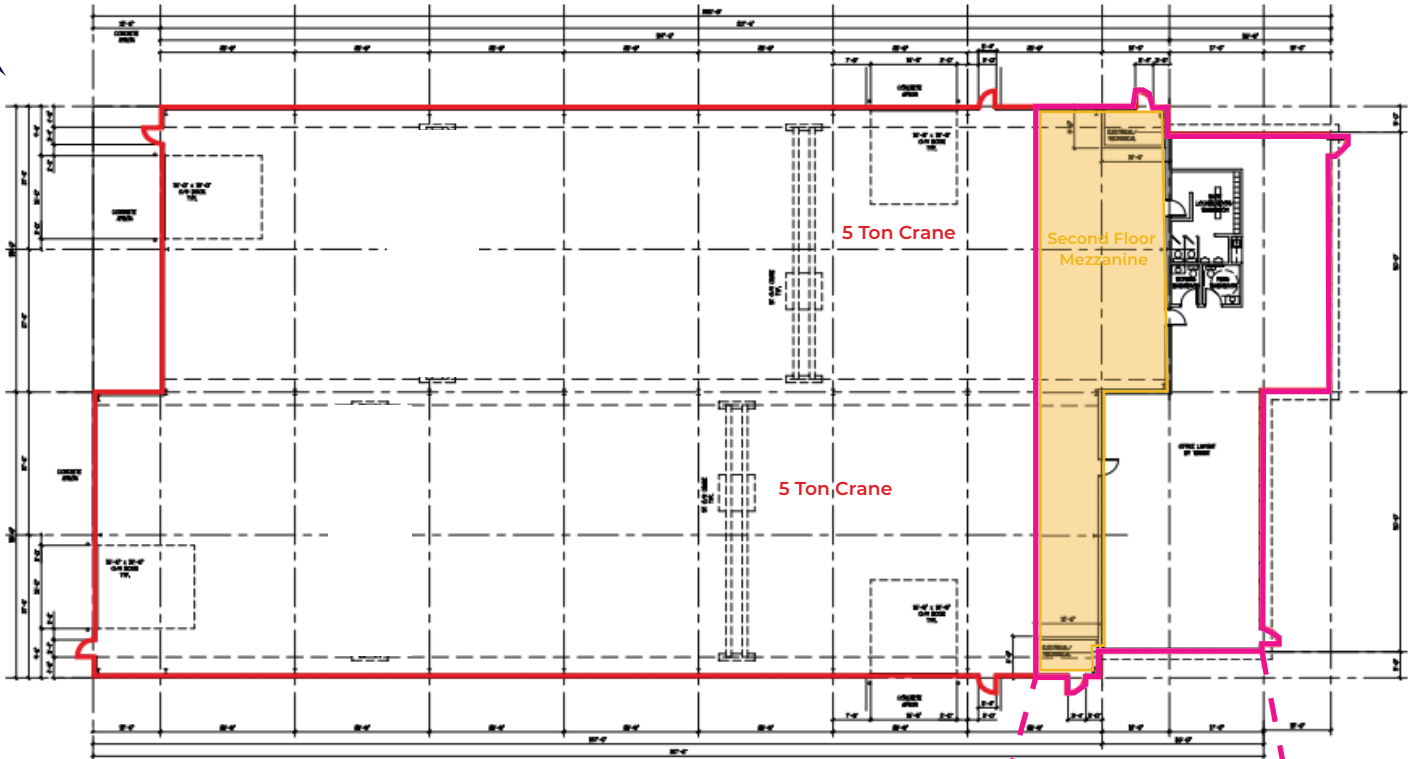
Shop interior



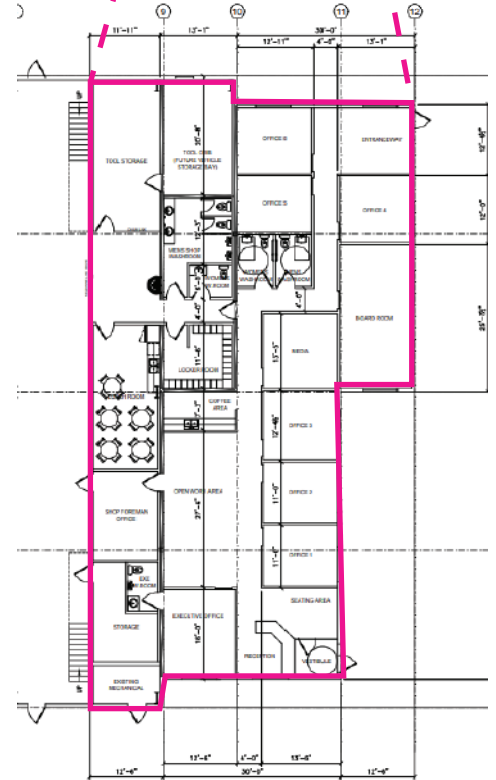
Shop interior



Grade loading



Second Floor Mezzanine

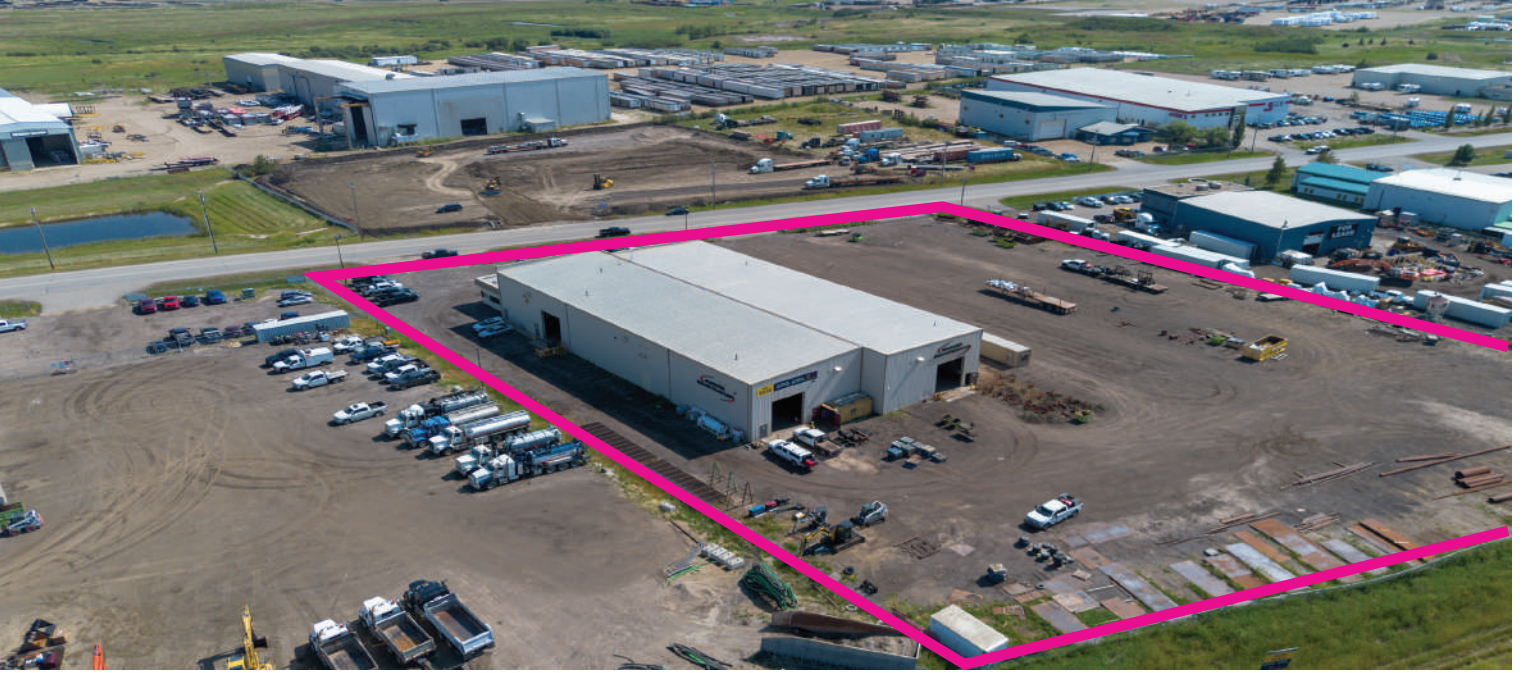


Main Floor Office

*Floor plans for illustrative purposes only

 PROPERTY
FEATURES

2902/4 5 Street, Nisku



Property overview East



Front reception



Boardroom



Office space



Office space



- Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive and Nisku Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton

PROPERTY SPECIFICATIONS

Yard:	Fenced & gated
Heat:	Radiant
Lighting:	T5
Power:	347/600 V / 800 A / 3 Phase TBC
Loading:	4 x 16' x 16' Grade Doors
Ceiling Height:	26' Clear
Cranes:	2 x 5 Ton (100% Shop Coverage)* *Ability to add one 5 Ton Crane per bay for 10 Ton lift capacity
Sump:	Yes



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