

RECEIVERSHIP SALE

FREESTANDING OFFICE/WAREHOUSE

11,400 SF± ON 3.76 ACRES±

NAI Commercial

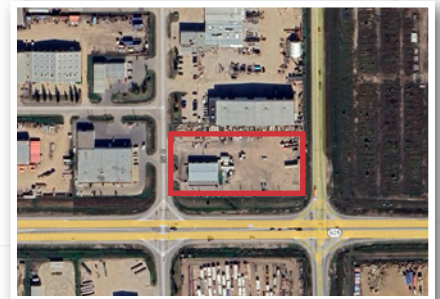


**SALE PRICE
NOW: \$3,299,500**

2001 - 8 STREET | NISKU, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

-  **Functionality:** Ideal for various industrial uses, with multiple loading doors and a low site coverage layout.
-  **Low Site Coverage:** Situated on 3.76± acres with a 6.96% building-to-land ratio, offering ample room for expansion, outdoor storage, or staging.
-  **Location:** Prime corner lot exposure to Highway 625 with excellent access to QE2 Highway, Nisku Spine Road and Anthony Henday Ring Road. Close proximity to Edmonton International Airport and Leduc Business Park.
-  **Multi-Tenant Capability:** Property configuration easily supports flexible owner/operator use while generating diversified income from Tenants.



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The information herein is not warranted by the Receiver and Manager nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ADDITIONAL INFORMATION

SITE SIZE	3.76 acres±	LOADING	4 grade doors (3 - 14'x14'; 1 - 14'x16')
BUILDING SIZE	3,000 sq.ft. office 8,400 sq.ft. warehouse 11,400 sq.ft. (TBC by Purchaser)	ACCESS	Two access points
LEGAL DESCRIPTION	Plan 7621498 Block 5 Lot 7	PROPERTY TAXES	\$27,100 (2025)
ZONING	General Industrial - GI	SALE PRICE	\$3,299,500
SUMPS	Sumps in each bay		
YARD	Graveled and fenced yard with parking, staging and storage area		
POWER	600 amps, 600 volts (TBC by Purchaser)		
HEATING	Forced air		



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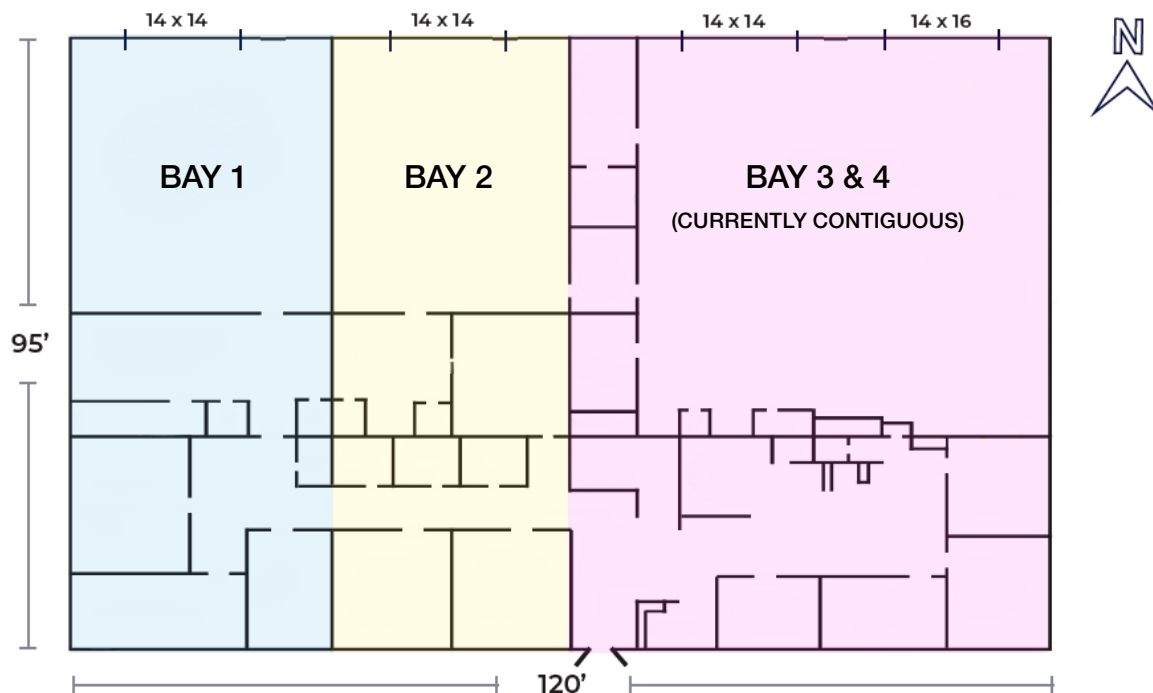
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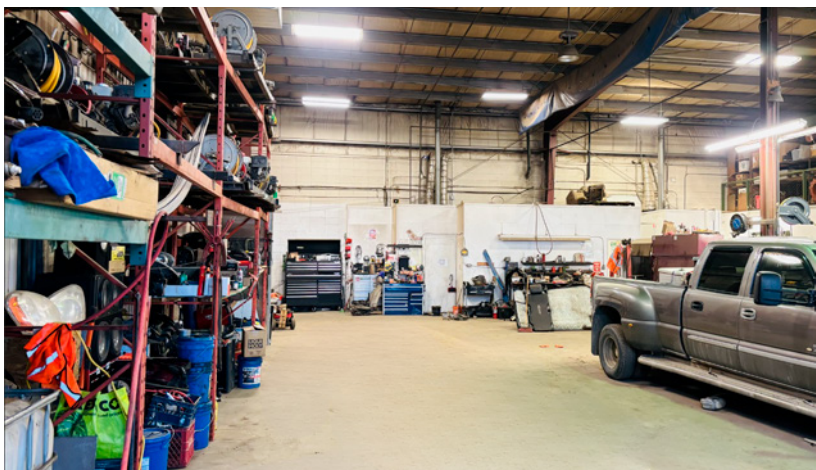
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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.



This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



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