
FOR SALE

FREESTANDING INDUSTRIAL WAREHOUSE

1202 8A Street, Nisku, AB



AVAILABLE END OF Q1

RENOVATION IN PROGRESS

THE OPPORTUNITY

- Rare opportunity to own a ±20,000 SF freestanding industrial warehouse.
- Drive around access, w/ two site access points
- Fully fenced, gated and secured site
- Crane capable
- Heavy power

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 **CUSHMAN & WAKEFIELD**
Edmonton

PROPERTY DETAILS

MUNICIPAL ADDRESS

1202 8A Street, Nisku AB

LEGAL DESCRIPTION

Plan 7821344, Block 14, Lot 3

ZONING

IND - Industrial

SITE SIZE

1.26 Acres

SITE COVERAGE RATIO

37%

BUILDING AREA

4,948 SF - Main Floor Office

15,890 SF - Warehouse

20,838 SF - Total

POWER

1200 Amp, 600 Volt (TBC)

LOADING DOORS

(1) 18'x18' Grade

Two access points with
drive-around access

LIGHTING

LED

AVAILABILITY

Flexible

CLEAR HEIGHT

20' clear in warehouse

SALE PRICE

\$3,250,000.00



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