

**±12,136 SF on 1.08 acres**

FOR SALE

# INDUSTRIAL MACHINE SHOP MANUFACTURING & WELDING FACILITY

1203 8 Street, Nisku, Alberta

**Jeff Drouin Deslauriers**

Associate Partner  
780 701 3289  
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**Shelley Horb**

Team Coordinator  
780 420 1177  
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Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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**WELDING SHOP**



**WELDING SHOP**



**WELDING SHOP / MATERIAL PREP BAY**



**SHOP WAREHOUSE**

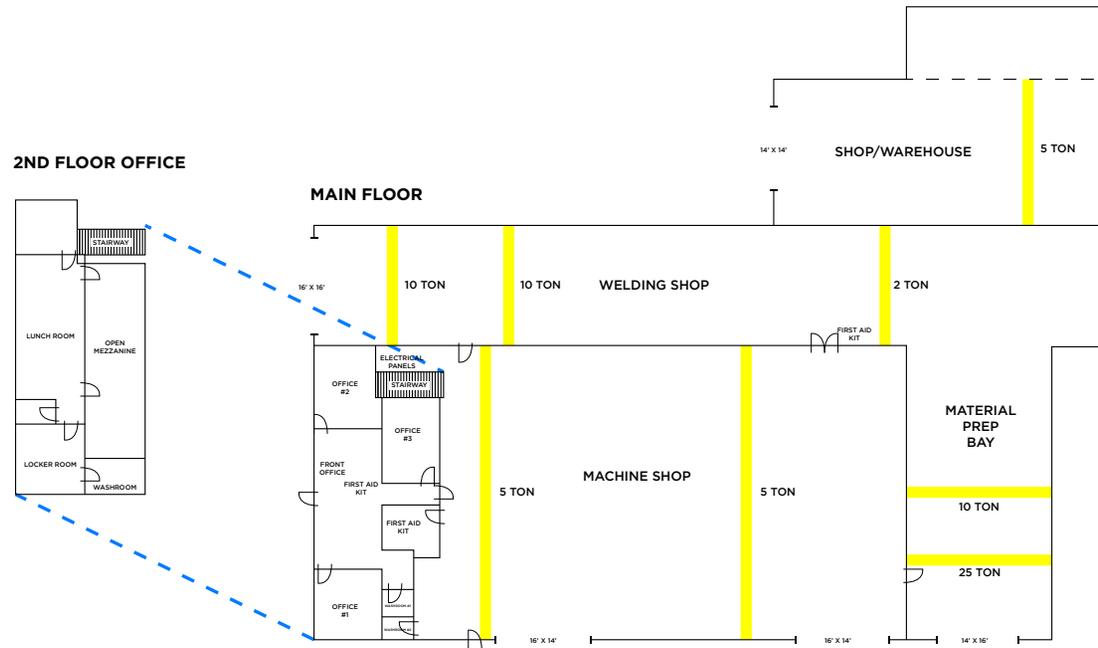


## THE OPPORTUNITY

- Two (2) accesses to the property
- Multiple cranes
- Heavy Power
- Gravelled yard with ample parking & storage
- Excellent proximity to major highload corridors. Highways: Queen Elizabeth Hwy 2, 19, 39 & #625
- Close proximity to Edmonton International Airport and Leduc Business Park

# FLOOR PLAN

**BUILT: 1980 WITH ADDITIONS COMPLETED  
IN 2004, 2007 AND 2009**



# PROPERTY DESCRIPTION

<b>Municipal Address:</b>	1203 8 Street, Nisku, AB
<b>Legal Description:</b>	Plan: 0828299, Block: 14 Lot: 15A
<b>Market:</b>	Nisku Industrial Park
<b>Zoning:</b>	IND - Industrial
<b>Site Size:</b>	1.08 Acres
<b>Site Coverage Ratio:</b>	±25%
<b>Leaseable Area:</b>	
<b>Main Floor Office:</b>	± 936 SF
<b>2nd Floor Office:</b>	± 936 SF
<b>Machine Shop:</b>	± 4,064 SF
<b>Welding Shop:</b>	± 4,130 SF
<b>Shop Warehouse:</b>	± 2,070 SF
<b>Total:</b>	<b>± 12,136 SF</b>

<b>Power:</b>	400 Amp, 600 V, 3 phase (TBV)
<b>Grade Loading Doors:</b>	(2) 16' x 14', (1) 14' x 14', (1) 14' x 16', (1) 16' x 16'
<b>Lighting:</b>	LED and Halide
<b>Heating:</b>	Radiant
<b>Floor:</b>	Office: 4" Shop: 8"
<b>Cranes &amp; Locations:</b>	
<b>Machine Shop:</b>	(2) 5-ton
<b>Welding Shop:</b>	(1) 25-ton, (3) 10-ton, (1) 2-ton
<b>Shop/Warehouse:</b>	(1) 5-ton

**TAXES:**  
\$17,922.66  
(2024 estimate)

**AVAILABILITY:**  
Negotiable

**SALE PRICE:**  
\$2,300,000

# AERIAL



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