



14,625 SF ON 5.20 ACRES

1703 8 Street Nisku, Alberta

LOW SITE COVERAGE FREESTANDING FACILITY

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PROPERTY HIGHLIGHTS

Cushman & Wakefield Edmonton is proud to bring to market this freestanding drive-through shop with office, available for lease on 5.20 acres of fully fenced and graded yard. Combining accessibility, efficiency and exposure this property is well-suited to service transport and equipment-based operations.

Highlights include:

- 5.20 Acre site
- Fenced, gravelled and improved yard
- 7 & 10 ton cranes
- 5% site coverage ratio
- Five drive-thru bays
- Security system
- Heavy Power
- Drive-thru wash bay potential



PROPERTY DETAILS

MUNICIPAL ADDRESS	1703 8 STREET NISKU AB
ZONING	IND-INDUSTRIAL DISTRICT USE ZONING
NEIGHBOURHOOD	NISKU
BUILDING SIZE	3,350 SF MAIN FLOOR OFFICE 3,350 SF SECOND FLOOR OFFICE 7,925 SF SHOP SPACE 14,625 SF TOTAL
LOT SIZE	5.20 ACRES
CEILING HEIGHT	24'
UNDERHOOK HEIGHT	19'
CRANES	7 TON BRIDGE, 10 TON BRIDGE
SUMP	YES
POSSESSION	DECEMBER 1, 2025
YEAR BUILT	1977, RENOVATIONS IN 2003 AND 2013
OPERATING COSTS (TAXES & INSURANCE)	\$3.77 PER SF
LEASE RATE	\$18.00 PER SF

EXTERIOR PHOTO



WAREHOUSE PHOTOS



