



304 20 Avenue, Nisku

NISKU FIXTURED QSR/CAFE



PROPERTY DETAILS

Address:	304 20 Avenue, Nisku, AB
Legal:	Plan 7920910, Block 1, Lot 1B
Zoning:	General Commercial (GC)
Total Size:	1,200 SF (+/-)
Utilities:	Tenant responsible for utilities
Op Costs:	\$10.00 / SF
Lease Rate:	\$30.00 / SF
Availability:	Immediately



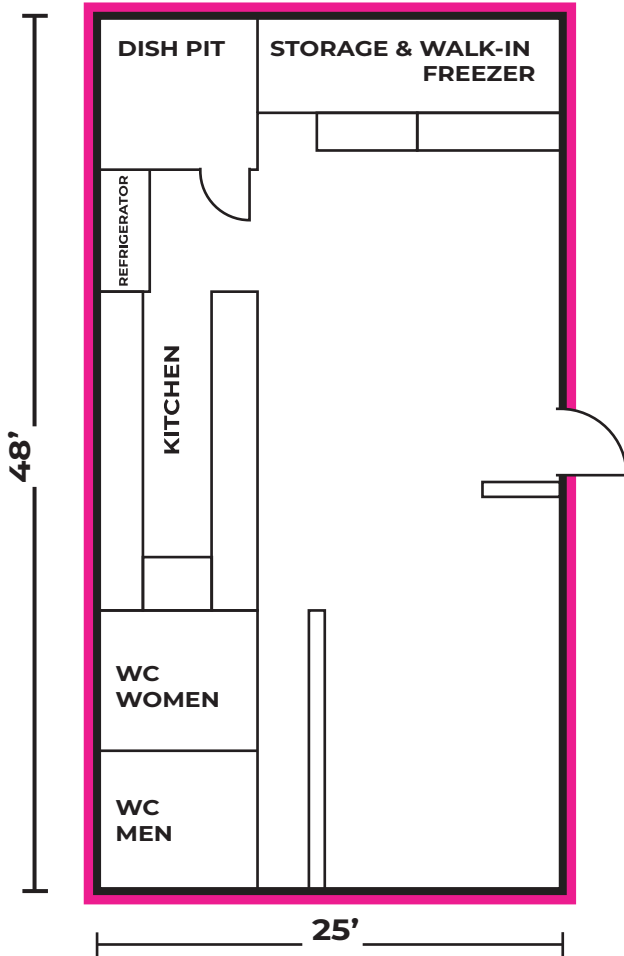
PROPERTY HIGHLIGHTS

- Turn-key quick-serve restaurant or café with all equipment and fixtures included
- Great opportunity for a QSR franchise or experienced independent operator
- Highly visible location fronting 20 Avenue (HWY 625) in Nisku
- Located along Nisku's busiest roadway connecting to QEII Highway North and South and Sparrow Drive
- Many complimentary businesses and amenities nearby including: Flying J Travel Centre, Blackjacks Roadhouse, McDonald's, Petro-Can Cardlock & Gas Station, A&W, Tim Horton's and more
- Benefits from high volume daytime workforce and traffic from surrounding industrial and energy services businesses

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PROPERTY DETAILS

Building Type:	Restaurant/Café
Parking:	~10 Surface Parking Stalls
Heat:	TBC
Power:	To Be Verified by Tenant
Lighting:	LED

KITCHEN EQUIPMENT

1	Walk-in freezer
3	Donair machines
1	Deep fryer
1	Oven and cook top
1	Exhaust hood & Make-up air
1	Charbroiler

1	Beverage cooler
1	Commercial mixer
1	Deep freezer
1	Stainless steel refrigerator
1	Dish pit
1	Shelving

Disclaimer: 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. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



PARKING



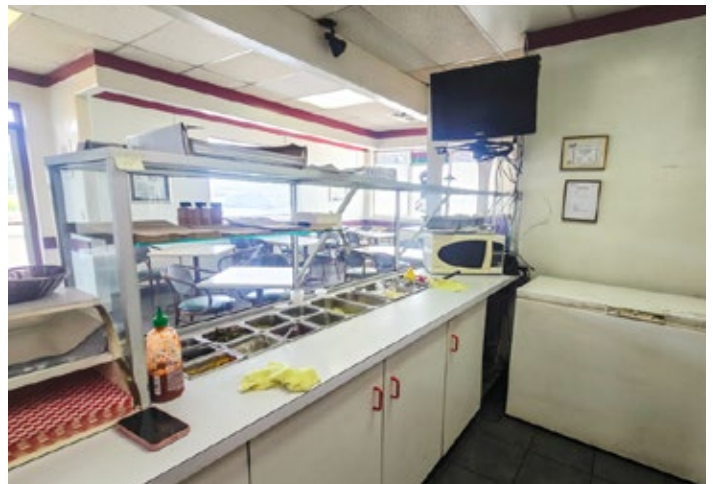
FREEZER

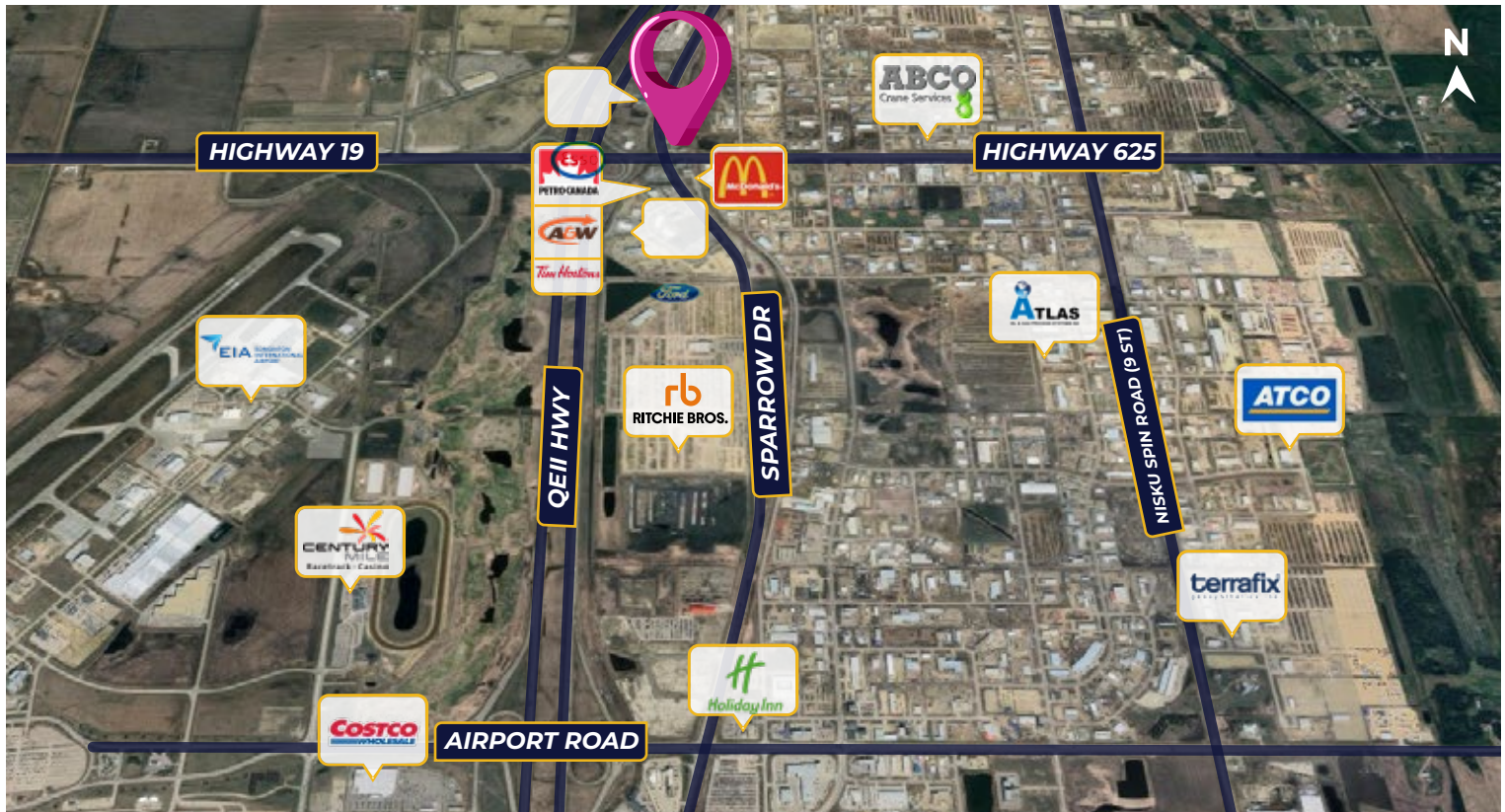


EQUIPMENT



KITCHEN





- Located in Nisku Industrial Park, a major hub for energy and logistics with quick access to Highway 2 and Highway 625
- Minutes from Edmonton International Airport and surrounded by industrial services and support businesses. Business-friendly setting with low taxes and strong infrastructure



AREA POPULATION
(within 5kms)

- 794 Residents
- 11,565 Daytime Population
- 2.0% Annual Growth (2023-2028)



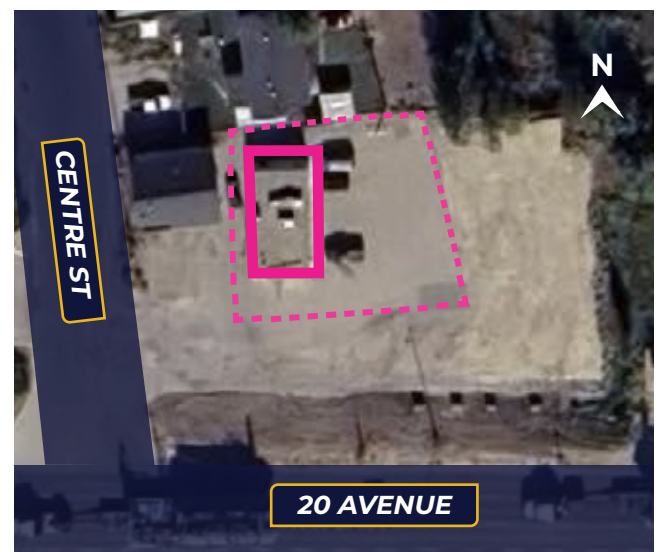
AREA INCOME
(within 5kms)

Average household income: \$119,750



VEHICLES PER DAY

20 Avenue: 12,760



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