



1511 4 Street, Nisku

51,682 SF FABRICATION FACILITIES



PROPERTY DETAILS

Address:	1511 4 Street, Nisku	
Legal:	Plan 8121752, Lot 2	
Zoning:	IN (Industrial)	
Total Size:	51,682 SF (+/-)	
Site Area:	21.08 acres	
Building 1:	42,884 SF (+/-)	Available
Building 2:	5,232 SF (+/-)	Leased
Building 3:	3,566 SF (+/-)	Leased
Yard Lease:	Additional 2 acres Leased	
Current Income:	\$182,784.00 per year	
Potential Income:	\$654,068.00 per year (with building 1 leased @ 11 SF)	
Sale Price:	\$11,500,000.00	



PROPERTY HIGHLIGHTS

- 3 buildings with total size of 51,682 SF (+/-)
- 2 small buildings fully leased + yard tenant
- Great redevelopment potential
- Low site coverage ratio of 5.63 %
- Three access points from both 4 and 5 Street
- Potential to subdivide into multiple lots for redevelopment or one large development of 400,000 SF
- Heavy power and cranes, infrastructure in place

CONTACT AGENT FOR DETAILS

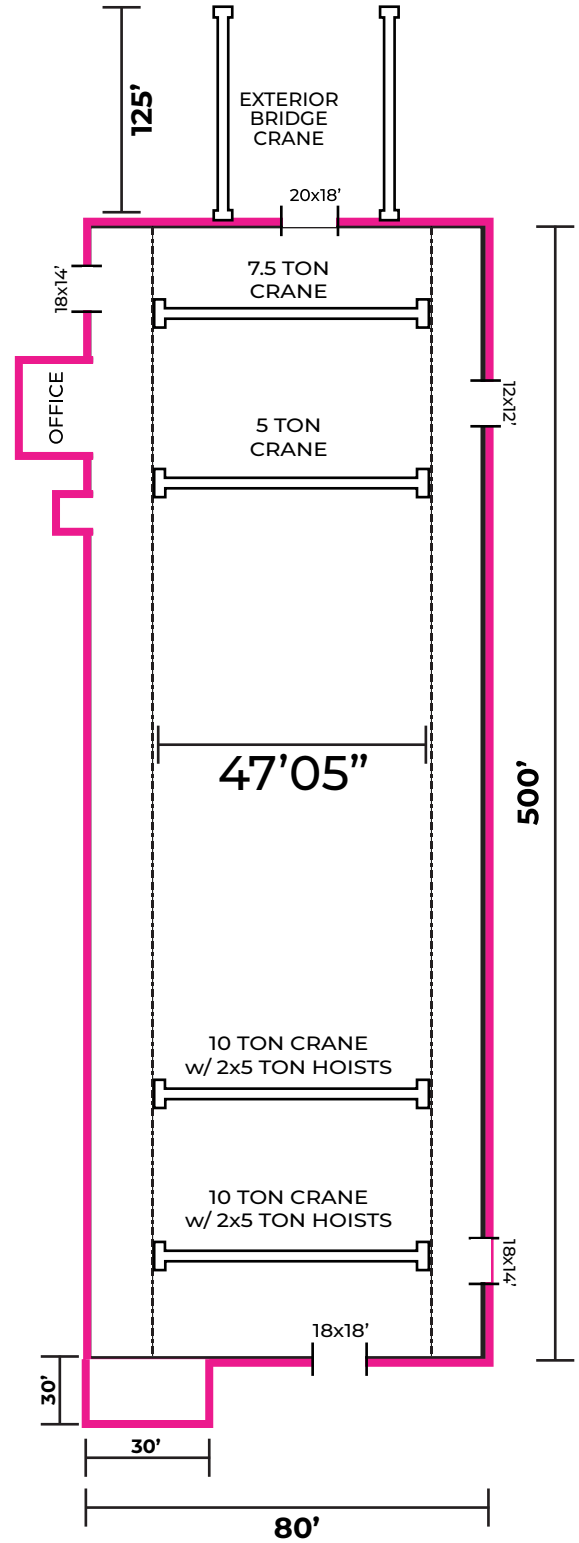


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**BUILDING 1
DETAILS**

Heat:	Radiant + Forced Air	
Power:	3,200 A / 600 V / 3 Ph (TBC)	
Loading:	1 x 20' x 18' Grade loading door	
	1 x 18' x 18' Grade loading door	
	2 x 14' x 18' Grade loading door	
	1 x 12' x 12' Grade loading door	
Lighting:	LED + metal halide + fluorescent	
	Cranes:	1x7.5 Ton crane
		1x5 Ton crane
Yard:	2x10 Ton w/ 2 x 5 Ton Hoists	
	7 acres	
	Additional 7 acres a 60c SF	
	Lights + Power	
Status:	3 Access points	
	AVAILABLE	





Building 1:



Three Point into Yard



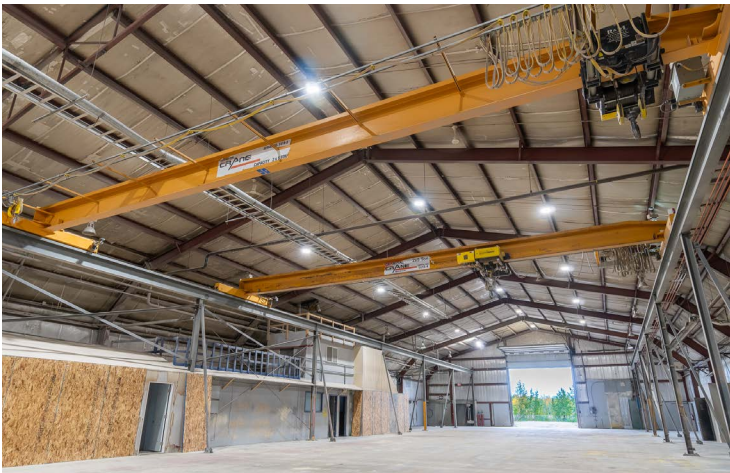
5 Oversize Grade Loading Doors



Heavy Power Capacity



500 FT Flow Through



4 Bridge Cranes - Full Length 500 ft



125' Exterior Crane Way



PROPERTY DETAILS

1511 4 Street, Nisku

Property features:



HEAT



LOADING



YARD



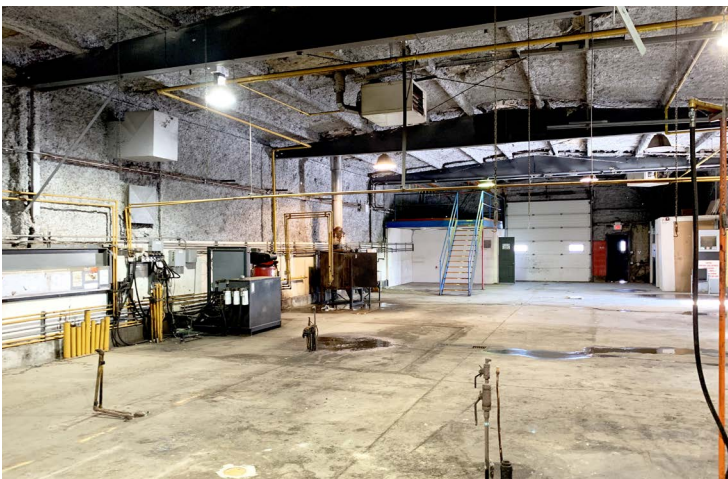
BUILDING 2 DETAILS

Size:	5,232 SF (+/-)
Heat:	Radiant
Power:	400 A / 480, 208-120 V / 3 Ph (TBC)
Loading:	1 x 12' x 10' Grade door 1 x 12' x 14' Grade door
Lighting:	LED + metal halide + fluorescent
Yard:	Fenced & gated
Status:	Leased to Valler Services on 2 acres



BUILDING 3 DETAILS

Size:	3,566 SF (+/-)
Heat:	Radiant
Power:	800 A / 480, 208-120 V / 3 Ph (TBC)
Loading:	1 x 12' x 10' Grade door 1 x 12' x 14' Grade door
Lighting:	LED + metal halide + fluorescent
Yard:	Fenced & gated
Status:	Leased to On Site Truck + Trailer on 2 acres



PROPERTY DETAILS

1511 4 Street, Nisku

Neighbourhood features:



BUSINESS PARK



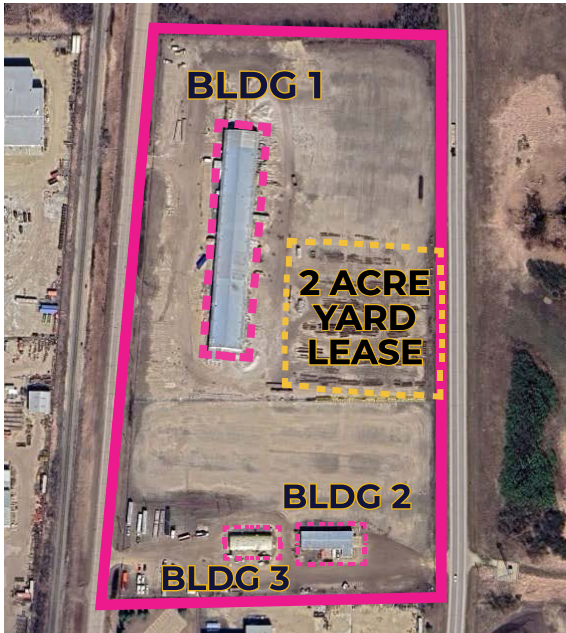
AIRPORT



HWY ACCESS



RESTAURANTS



YARD LEASE DETAILS

Site:	2 acres (+/-)
Use:	Yard storage
Status:	Leased to Whitemud Ironworks

- Located in Nisku Industrial Park, a major hub for energy and logistics
- Quick access to Highway 2 and Highway 625
- Minutes from Edmonton International Airport
- Surrounded by industrial services and support businesses

PROPERTY LOCATION

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FUTURE DEVELOPMENT:

IDEAL FUTURE WAREHOUSE LOCATION



Option 1



Option 2