



24539 Township Road 510, Nisku

Freestanding Office Building



PROPERTY DETAILS

Address:	24539 Township Road 510, Nisku
Legal:	Plan 0622076, Lot 10
Zoning:	IND - Industrial
Total Size:	2,700 SF (+/-)
Main Floor Size:	1,350 SF (+/-)
Second Floor Size:	1,350 SF (+/-)
Base Rent:	\$16.00 SF
Op Costs:	\$7.50 SF (Include utilities)
Available:	Immediately



PROPERTY HIGHLIGHTS

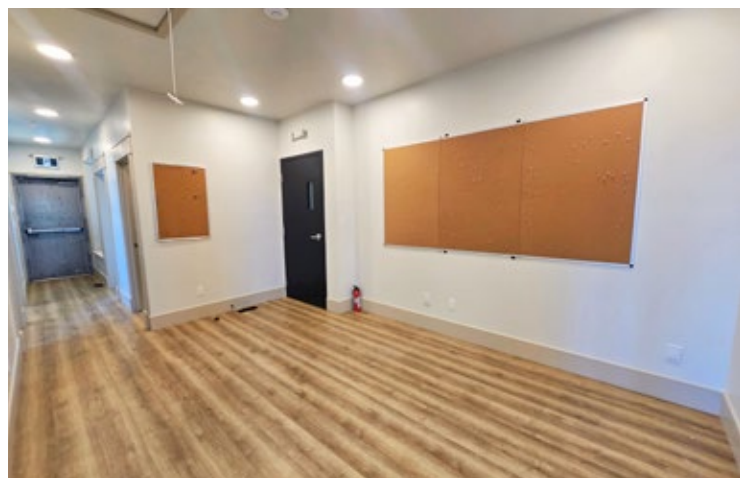
- Modern office space with abundant natural light throughout
- Excellent connectivity to major roadways and nearby amenities in South Edmonton, Nisku and Beaumont
- Ideal for a variety of professional services
- Highly functional and efficient layout, featuring an equipped kitchen, washroom facilities, and A/C. The space includes multiple private offices featuring high-quality finishes



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Property features:



Neighbourhood features:



NEIGHBORHOOD HIGHLIGHTS

- Easy access to South Edmonton, Beaumont and Nisku/Leduc via Spine Road and Township Road 510
- Strong connectivity to major transportation routes including QEII HWY and Anthony Henday Drive
- Surrounded by a wide range of industrial, logistics/distribution and commercial businesses



Disclaimer: 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.



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