



2104 8 Street, Nisku

MULTI-TENANT INDUSTRIAL PROPERTY



PROPERTY DETAILS

Address:	2104 8 Street Nisku
Legal:	Plan 7722692; 4; 14
Zoning:	Industrial (IND)
Year Built	1981
Lot Size:	3.21 Acres (+/-)
Building Size:	34,463 SF (+/-)
Sale Price:	\$5,650,000.00

**CONTACT AGENT FOR
MORE INFORMATION / NDA**



PROPERTY HIGHLIGHTS

- Strong investment opportunity with reliable tenants
- Well maintained and functional building
- Masonry construction
- 10 Overhead loading doors and sump
- 1 Acre fenced yard and ample parking
- Metal siding building of 2,400 SF (30x80), wired w/ electrical, cement poured floor
- Easy access to Airport Road and QE 2



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Property features:



SUMP



HEAT



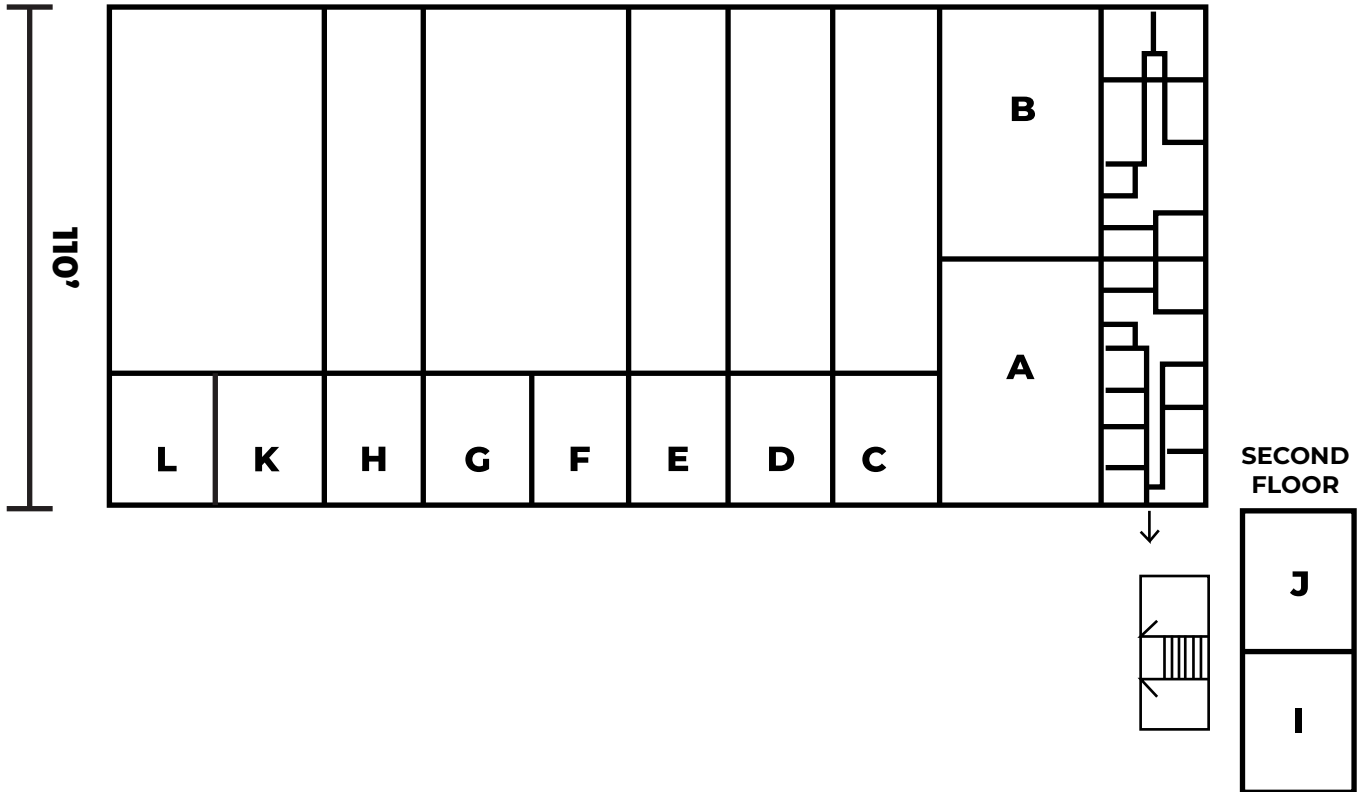
YARD



LOADING



PARKING



PROPERTY HIGHLIGHTS

Loading:	8 x 12 x 14' Overhead Doors
	2 x 16 x 16' Overhead Doors
Power:	400A / 480V / 3 Phase
Ceiling Height:	24'
Heat:	Radiant - In Each bay
Sump:	Yes - In Each bay
Air Makeup:	Yes



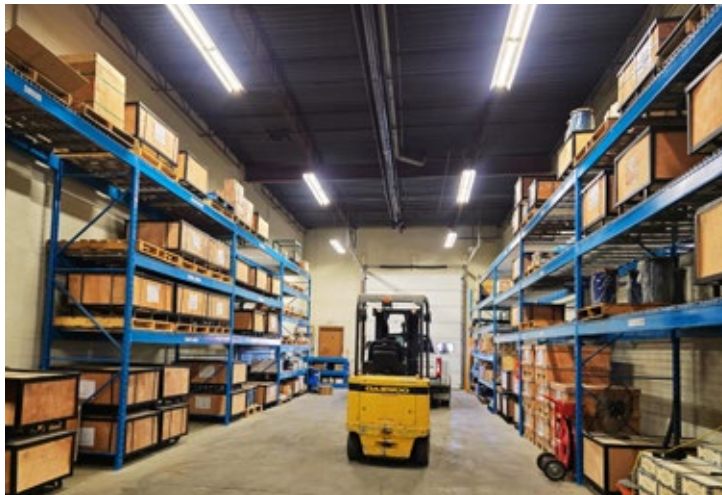
Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without 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.



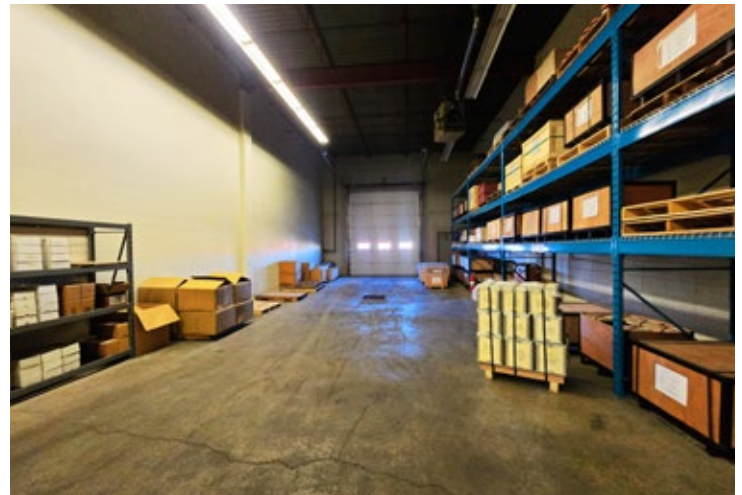
Drive-Through Bays including Wash Bay



Mezzanine Storage



Multiple Bays for a wide Range of Industrial or Service Uses



Masonry Construction



8 x 12 x 14' Overhead Doors + 2 x 16 x 16' Overhead Doors



Concrete Apron with Large Marshalling Area

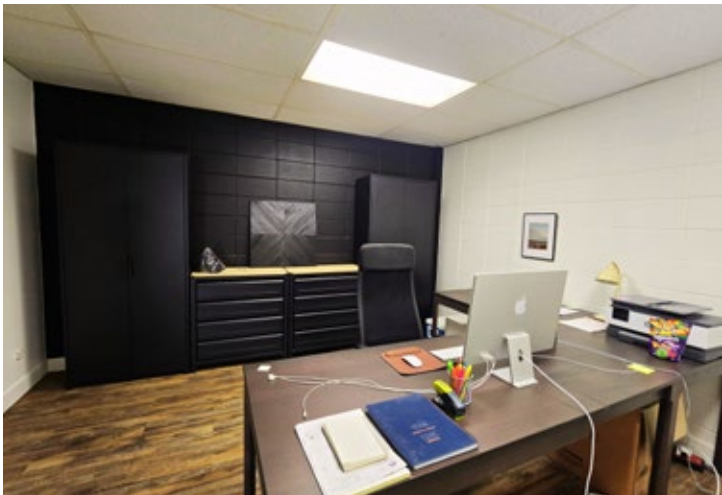
Property features:



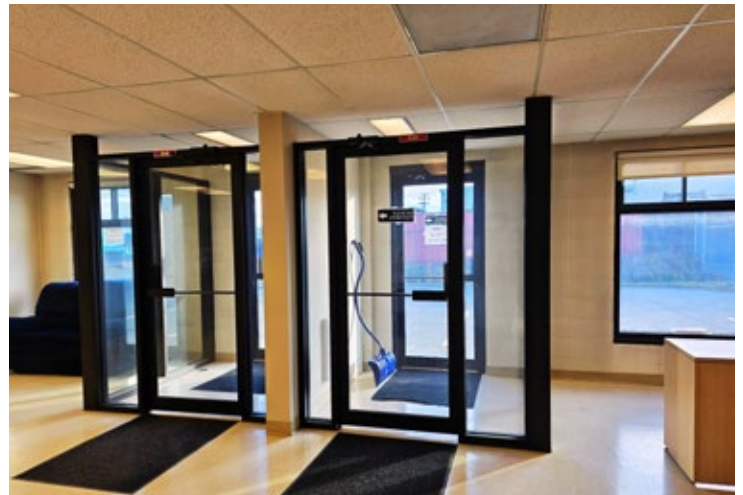
Abundant Natural Light and Open Spaces



Spacious Layout for Offices



Multiple Offices



Well Maintained and Functional Building



Metal Siding Building 2,400 SF (30x80')



Wired w/Electrical, Cement Poured Floor

Property features:



ABOUT THE TENANT

2104 8 Street, Nisku



- Founded in 1996, DriverCheck is a leading provider of occupational health, drug and alcohol testing, and fitness-for-duty services across Canada. Serving employers in safety-sensitive industries, the company supports worker health, workplace safety, and regulatory compliance through a comprehensive suite of testing and occupational health solutions. Over its 30-year history, DriverCheck has expanded through strategic acquisitions, developed a nationwide service network, and earned SOC 2 Type II certification, reinforcing its reputation as a trusted partner committed to delivering exceptional service, innovation, and workplace wellness.



- Sierra Hydrovac is a family-owned hydrovac excavation contractor established in 2014, providing specialized excavation and utility exposure services for infrastructure, industrial, commercial, and residential projects. The company has grown its operations to a fleet of eleven units and maintains a strong focus on safety, operational efficiency, and customer service. Sierra Hydrovac's emphasis on safety, operational efficiency, and responsive service has enabled it to maintain a diverse project portfolio across multiple industries in Western Canada.



- Scott Molnar Photography is a professional photography studio based in Nisku, Alberta, serving clients throughout the Edmonton region since 2010. The business specializes in portrait photography, including family, children's, professional headshot, pet, and sports photography. With more than 15 years of operation, the studio has established a consistent presence within the local market, providing specialized photography services to a broad residential and professional client base.



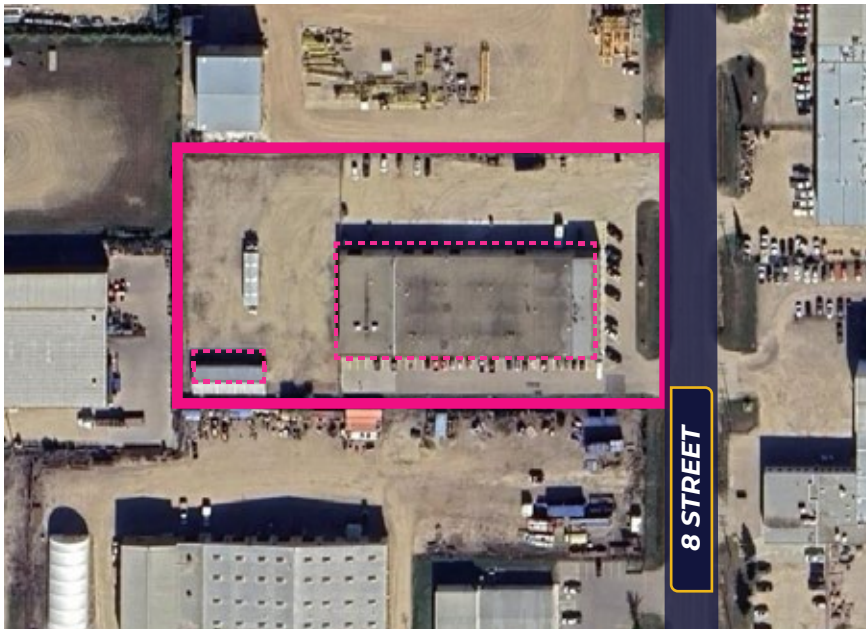
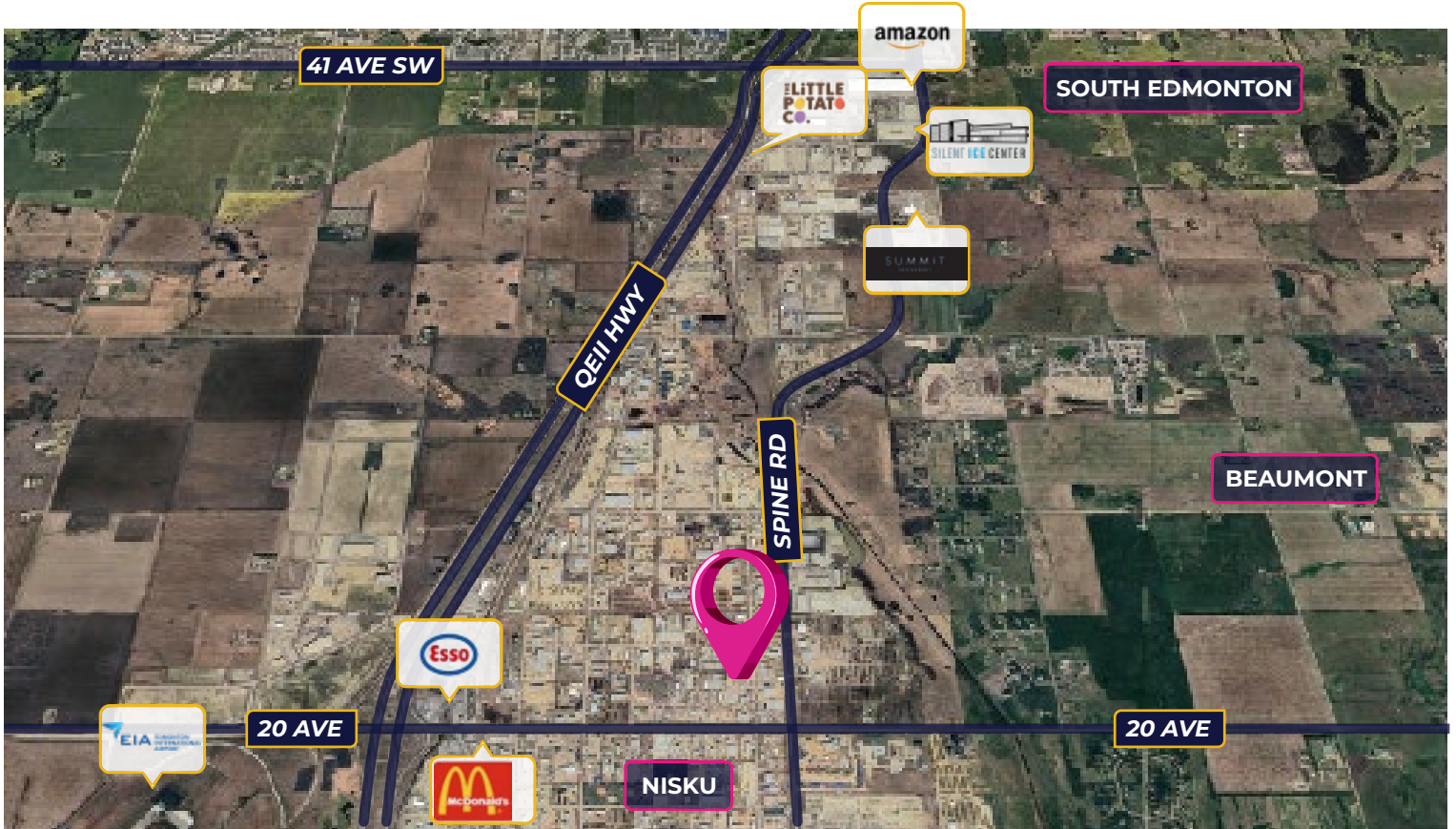
- American Completion Tools is an established, privately owned oilfield manufacturing company headquartered in Burleson, Texas. The company specializes in the design and production of completion and flow control equipment for the energy sector and operates from a modern manufacturing facility supported by advanced machining capabilities and a skilled workforce. With a long-standing presence in the industry and a customer base that extends across North America and international markets, American Completion Tools has built a reputation as a stable and reliable operator within the energy services sector.



- Clover Therapy is a professional counselling and wellness practice specializing in trauma-informed mental health care. Operating under the leadership of an experienced registered therapist, the practice provides a range of evidence-based therapeutic services tailored to adult clients. The business benefits from increasing demand for mental health services and offers a specialized healthcare use that contributes to a diverse and service-oriented tenant mix.



- Canfish Services is a specialized oilfield service company providing fishing, pipe recovery, and well intervention solutions to the energy industry. The company supports operators with technical expertise, equipment, and field services for both open and cased hole applications, including well remediation, sidetracking, and downhole recovery operations. Through its experienced field personnel, comprehensive tool inventory, and focus on complex wellbore challenges, Canfish Services serves clients across a range of drilling, completion, and production environments.



 **NEIGHBORHOOD HIGHLIGHTS**

- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton



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