

For Sale

Harvest Mfg Property
7,440 sq.ft.± total on 19.27 acres±

DIRECT
EXPOSURE
TO HIGHWAY 2



3075 - 4th Street

Nisku, Alberta

Property Highlights:

- Rare opportunity comprised of two industrial buildings (totaling 7,440 sq.ft.±) on 19.27 acres± with direct exposure to Highway 2
 - » Main building: 5,240 sq.ft.± includes 4,000 sq.ft. shop and 1,240 sq.ft. office build out
 - » Second building: 2,200 sq. ft.± includes 2,000 sq.ft. shop and 200 sq.ft. office
- Strategically located in Nisku with excellent access to 41st Avenue interchange, Highway 625, and Highway 2
- Property is partially developed with industrial buildings and compacted gravel
 - » Approximately 16 acres of raw, undeveloped land
- IND (Industrial District) zoning



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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3075 - 4th Street Nisku, Alberta

Additional Information

MUNICIPAL ADDRESS	3075 - 4 th Street, Nisku, AB
LEGAL DESCRIPTION	Lot H, Plan 1837RS
LAND SIZE	19.27 acres±
ZONING	IND (Industrial District)
BUILDING SIZE	Main building: 5,240 sq.ft.± Second building: 2,200 sq.ft.±
PROPERTY TAXES	\$51,588.00 (2017)
SALE PRICE	\$8,950,000



Main Building

BUILDING SIZE	5,240 sq.ft.±
CONSTRUCTION	Pre-engineered steel frame
CEILING HEIGHT	20' clear
LOADING	(1) 16' x 20' sliding door (2) 16' x 12' sliding doors (24' wide access)
POWER	200 amp; 3 phase (TBV)
OFFICE	1,240 sq.ft.± (includes reception, private office, open work area, and two-piece bathroom)

Second Building

BUILDING SIZE	2,200 sq.ft.±
CONSTRUCTION	Wood frame
CEILING HEIGHT	18' clear
LOADING	(2) 16' x 12' sliding doors (24' wide access)
POWER	200 amp; 3 phase (TBV)
OFFICE	200 sq.ft.±

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