

\$ - 604 And 606 17 Av, Nisku

MLS® #E4401915

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0 Bedroom, 0.00 Bathroom, 367,646 sqft
Vacant Land on 8.44 Acres

Nisku, Nisku, Alberta

604 and 606 17 Avenue. 8.44-acre± industrial yard for lease, with the flexibility to be divided into two separate lots: 4.33 acres (Lot 1) and 4.11 acres (Lot 16). The site is fully fenced and features three gated access points, ensuring both security and convenience. Lot 1 includes a 10,000 sq. ft.± cold storage pre-engineered structure with 600 amps of power (TBC), which can either be retained or removed. The landlord is open to build-to-suit options. Situated in a prime location just off 17th Avenue, the property offers easy access to Highway 625, Sparrow Drive, and the Edmonton International Airport, making it an ideal choice for businesses seeking strategic connectivity. Operating costs are \$0.20 Per sqft which includes Property Taxes and Insurance. (id:6289)

Essential Information

Listing #	E4401915
Bathrooms	0.00
Square Footage	367,646
Acres	8.44
Type	Vacant Land

Community Information

Address	604 And 606 17 Av
Subdivision	Nisku
City	Nisku



Province Alberta
Postal Code T9E7T1

Listing Details

Listing Office NAI Commercial Real Estate Inc



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