



**±9,960 SF on
1.87 ACRES**

FOR SALE/LEASE
**1313 10 STREET
NISKU**

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**Co-Listed with
Craig Lambert**

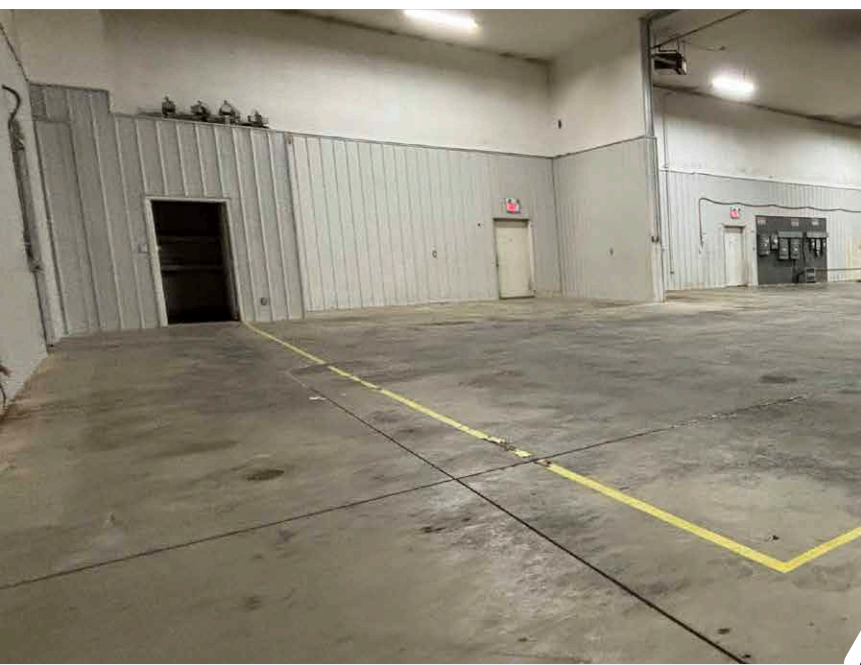
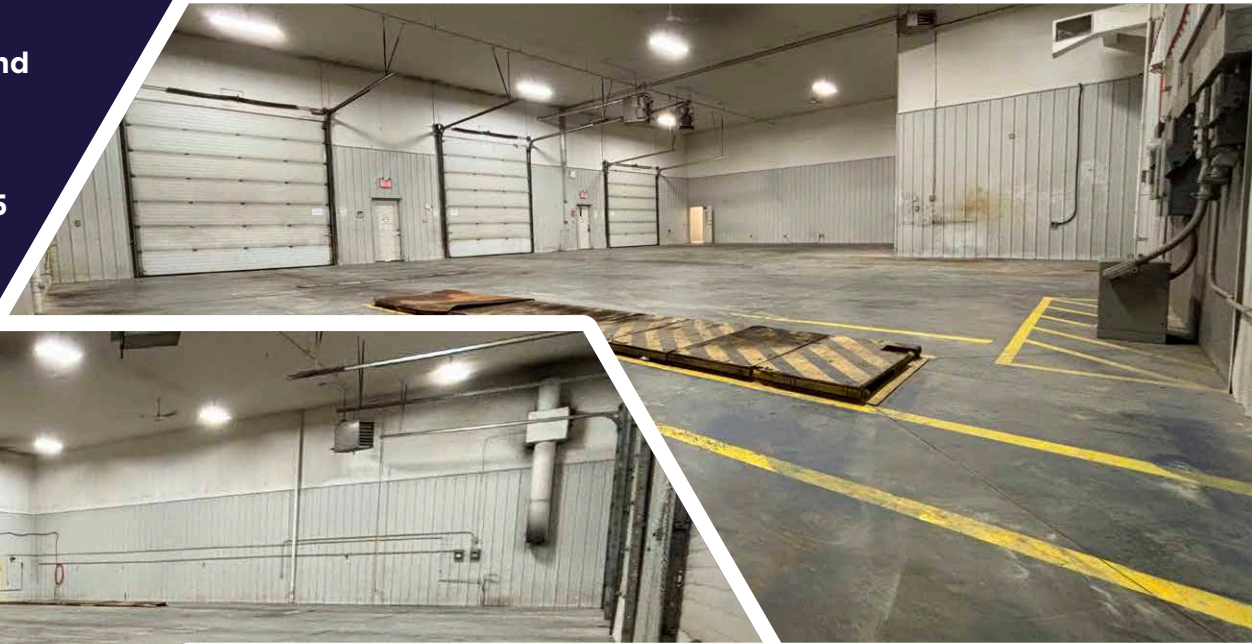
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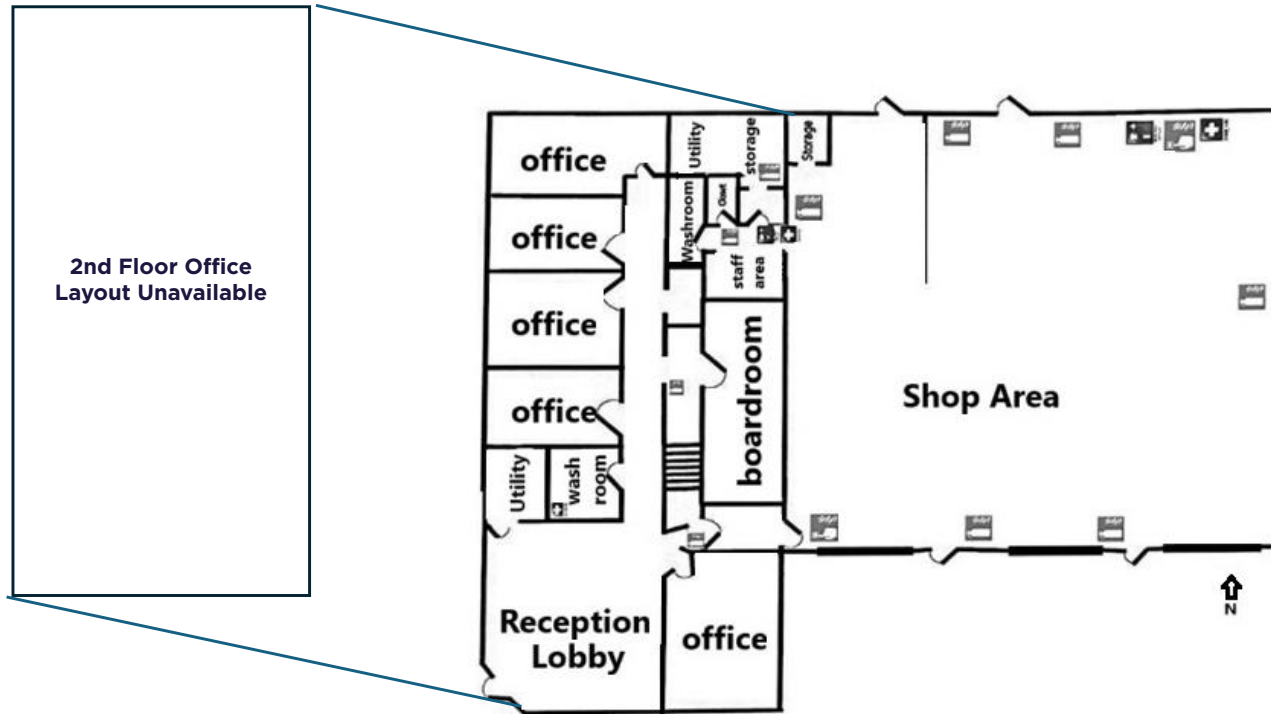
Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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THE OPPORTUNITY

- Rare small freestanding property with 12% site coverage Ratio
- Graveled / stabilized yard with ample parking and storage yard
- Excellent proximity to major highload corridors. Highways: Queen Elizabeth Hwy 2, 19, 39 & #625



FLOOR PLAN



2nd Floor Office
Layout Unavailable

PROPERTY DESCRIPTION

Municipal Address:	1313 10 Street Nisku
Legal Description:	Plan: 0828299 Block: 14 Lot 15A
Market:	Nisku Industrial Park
Site Size:	1.87 acres
Site Coverage Ratio:	12%
Leasable Area:	± 9,960 SF
Power:	TBV
Loading Doors:	Grade Loading Doors: (1) 12'x12' (1) 12'x14' (1) 14'x14'
Lighting:	LED

Heating:	Radiant
Sumps:	Yes
Crane:	No
Clear Height:	TBV

Lease Rate: \$17.00/SF	Operating Cost: \$2.50/SF	Sale Price: Market
Taxes: \$17,007.96	Availability: Immediately	

AERIAL 

HIGHWAY 2

5 STREET

15 AVENUE

9 STREET

10 STREET

AIRPORT ROAD



 **CUSHMAN & WAKEFIELD**
Edmonton

 **CIR**
REALTY.

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