

FOR SALE

17,890 sf on 3.10 Acres



1803 – 8 Street, Nisku

Opportunity to purchase drive-through freestanding building in Nisku Business Park

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1803 - 8 STREET, NISKU

Space Profile

Building Area:	Main Floor Office:	3,050 sf
	Second Floor Office:	1,300 sf
	Shop Area:	13,540 sf
	Usable Area:	17,890 sf
Site Size:	3.10 acres	
Legal Description:	Plan 7520436, Block 6, Lot 5	
Available:	December 1, 2026	
Sale Price:	\$4,450,000.00	
Property Taxes:	TBC	
Zoning:	IND - Industrial	
Year Built:	1976 with addition in 2011	

Building Information

Power:	400 amp, 240 volt, 3 phase service
Dock Doors:	(8) 16'x14', (1) 16'x12', (1) 18'x12' overhead Grade doors with 3 Drive through bays
Ceiling Height	18' Clear (TBC)
Site Coverage Ratio (STC):	12%

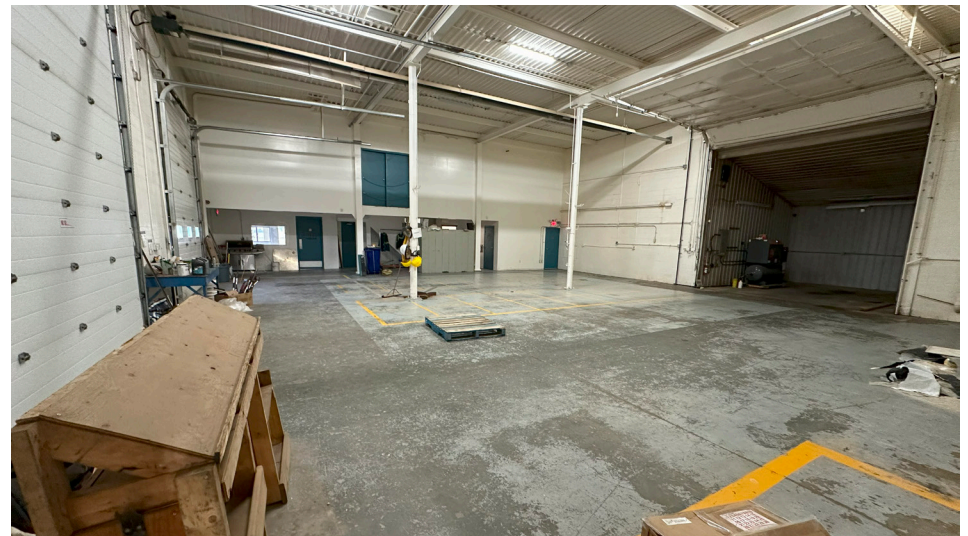
Features & Amenities

Freestanding, General Industrial zoned building

Low site coverage ratio providing excess land for storage and outdoor industrial activities

Fenced and graveled yard with two access points

Drive through and drive around capabilities with two entrances onto the property



1803 - 8 STREET, NISKU

17,890 sf Free-Standing Industrial Building

WASH-BAY:

Dedicated to space

BUILDING: Concrete Block
& Painted metal cladding.
Concrete Substructure & Slab-on-grade

YARD:

Fenced and graveled with two access points

HVAC:

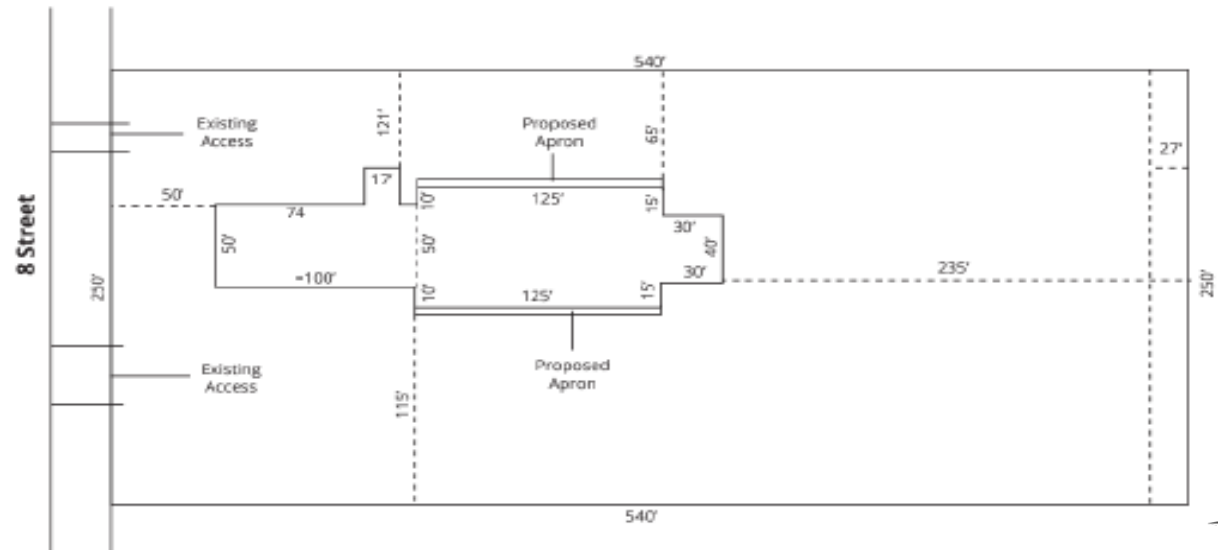
Office and Radiant Tube
Heating in Shop

POWER:

400 amp, 240 volt, 3 phase
service

EXTRAS:

5 bay shop with central wash
bay including 3 sumps and
trench drain throughout the
shop





1803 - 8 STREET, NISKU

Nearby Amenities & Drive-Times

Several amenities within a 10 minute drive include:

- Edmonton International Airport
- Red Tail Landing Golf Club
- RAD Torque Raceway
- Century Mile Racetrack and Casino
- Various restaurants and eateries

5 minute drive-time to Spine Road, HWY 625, QE2 and Airport Rd.

Fenced and graveled yard with dual access points, this facility includes a dedicated, wash bay and three drive through bays ideal for maintenance shops and general industrial uses. The site includes 10 overhead grade doors and 400 amp, 240 volt, 3 phase service.

General Industrial (IND) Zoning provides for industrial and commercial uses that have a low to moderate impact on adjacent land uses, such as: automotive/equipment repair, contractor services, equipment sales and service, recycling depot.

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