

# FOR SALE

INDUSTRIAL | OFFICE | SHOP

2101 - 8th STREET, NISKU, AB



**TOTAL BUILDING SIZE:**

38,279 square feet

**PURCHASE PRICE:**

\$4,400,000 (\$115 per square foot)

**LEGAL DESCRIPTION:**

Plan 1823426, Block 5, Lot 12B

**SITE SIZE:**

3.36 acres

**AVAILABLE:**

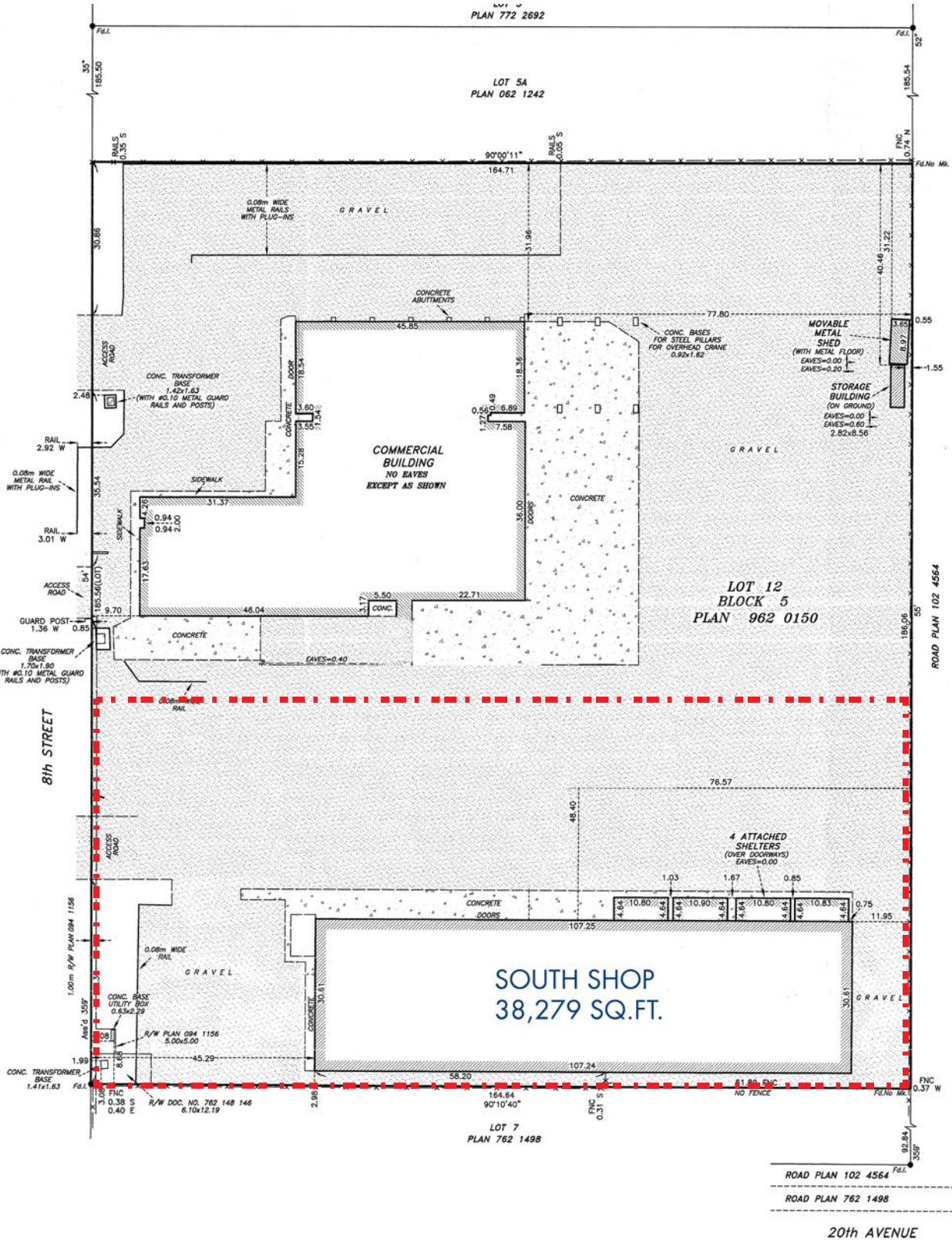
Immediately

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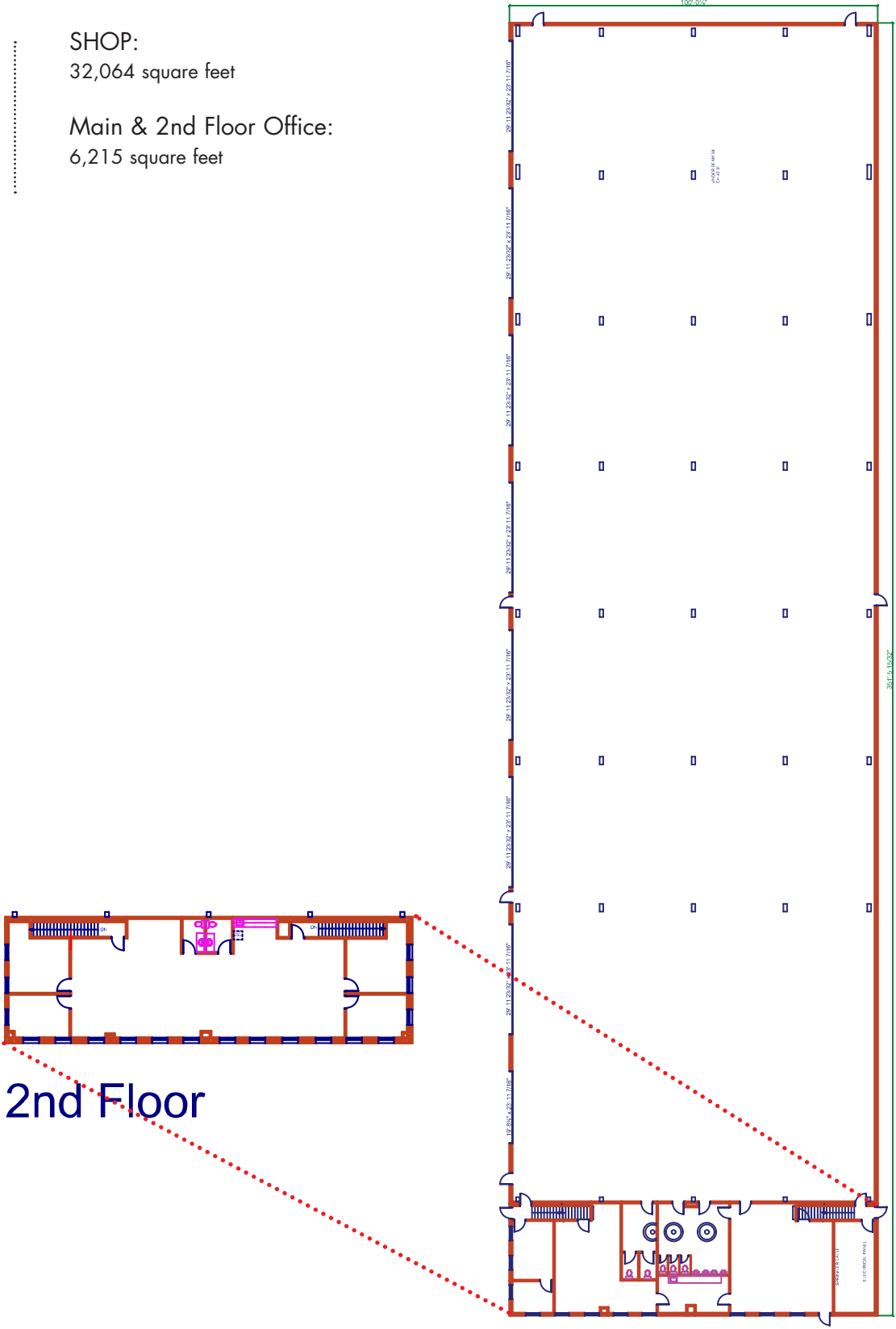
# SITE PLAN



# FLOOR PLAN

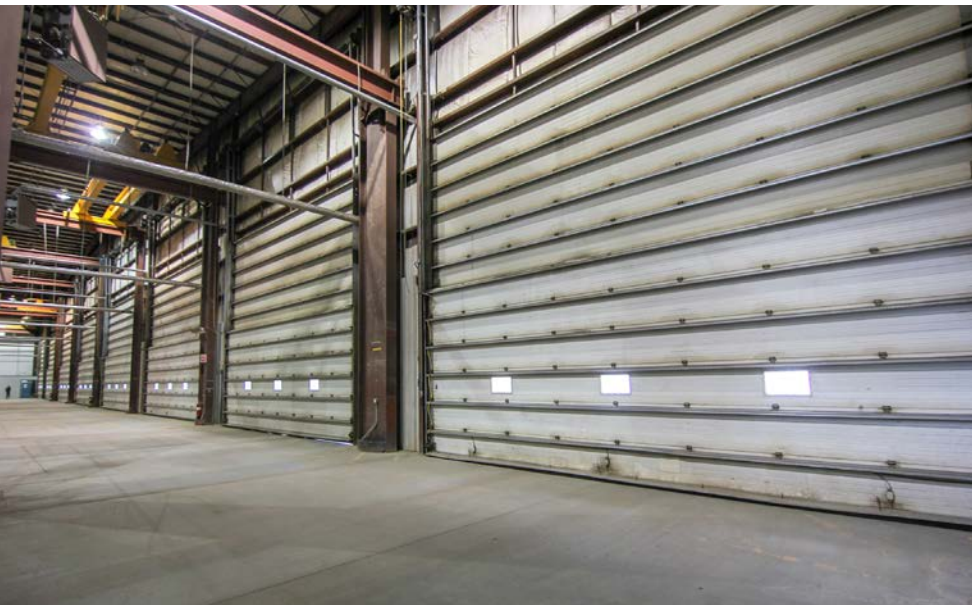
SHOP:  
32,064 square feet

Main & 2nd Floor Office:  
6,215 square feet



2nd Floor

Main Floor



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**BUILDING SIZE:**

Shop: 32,064 square feet  
Main & 2nd Floor Office: 6,215 square feet  
TOTAL: 38,279 square feet

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**YEAR BUILT:**

2000

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**CEILING HEIGHT:**

38'6" - 43'6" clear height

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**LOADING:**

8 - 30' x 24' drive-in doors

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**ELECTRICAL:**

1,600 amps, 600 volts, 3 phase service

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**LIGHTING:**

T5 HO Fluorescent

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**CRANES:**

Eleven - 10 Tonne bridges  
(33' - 36' bridge height)  
Four - 20 Tonne bridges  
(31'7" - 33'8" bridge height)

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**COMMENTS:**

- Sprinklered
- Second floor office
- Main shop lunchroom, washrooms and foreman office
- Fibre optics
- 8" water main



# CONTACT:

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