

32,105 SF | 8.5 AC



# FOR SALE - INDUSTRIAL WAREHOUSE

602 – 25 Avenue | Nisku, AB

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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## OPPORTUNITY

RE/MAX Excellence Commercial Division Investment Team is pleased to present the opportunity for ownership of a vacant industrial building in Nisku.

The property is a 32,105 SF industrial building sitting on 8.5 acres of land. The site is fully fenced and has 2 access points from 25 Avenue. The property is located in proximity to Queen Elizabeth II Highway, which connect to Edmonton, Calgary, Beaumont, and Devon.

East Facing Wall



South Facing Wall



West Facing Wall



## HIGHLIGHTS



32,105 SF Warehouse covering only 8.7% of the 8.5 acre site



Newer build



Vacant Possession



Good demand for industrial in its area

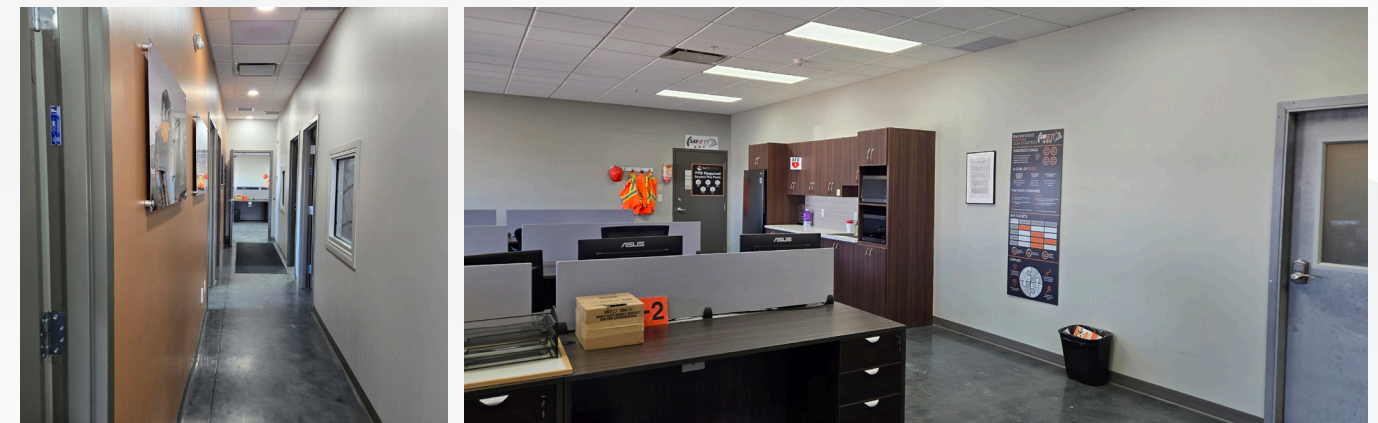
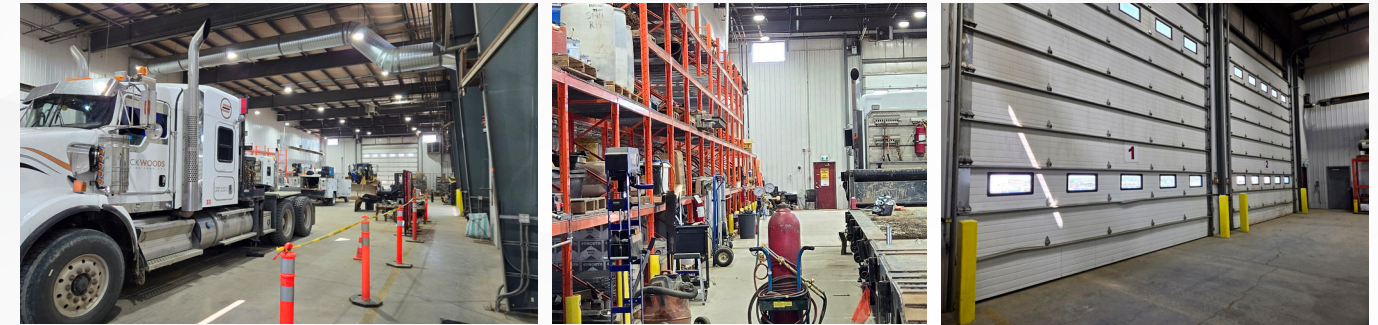


## FEATURES

Address	602 – 25 Avenue, Nisku, AB T9E 0G6
Legal Description	Lot 32, Block 4, Plan 1026513
Zoning	40 – IND Industrial
Land Area	8.5 Acres
Site Coverage	8.67%
Building Size	32,105 SF - Warehouse: 23,366 SF - Office: 5,539 SF - Freestanding Building: 3,200 SF
Yard Details	Fenced Yard
Ceiling Height	26.5' (clear)
Overhead Doors	Eight (8) - 20'x20' Grade One (1) - 10' x 12' Grade
Year Built	2011
Parking	Abundant
Property Taxes	\$76,753.68 (2024)
Operating Expenses	\$3.65 PSF (2024)
Number of Tenants	Vacant Possession
Price	\$7,200,000



## INTERIOR PHOTOS





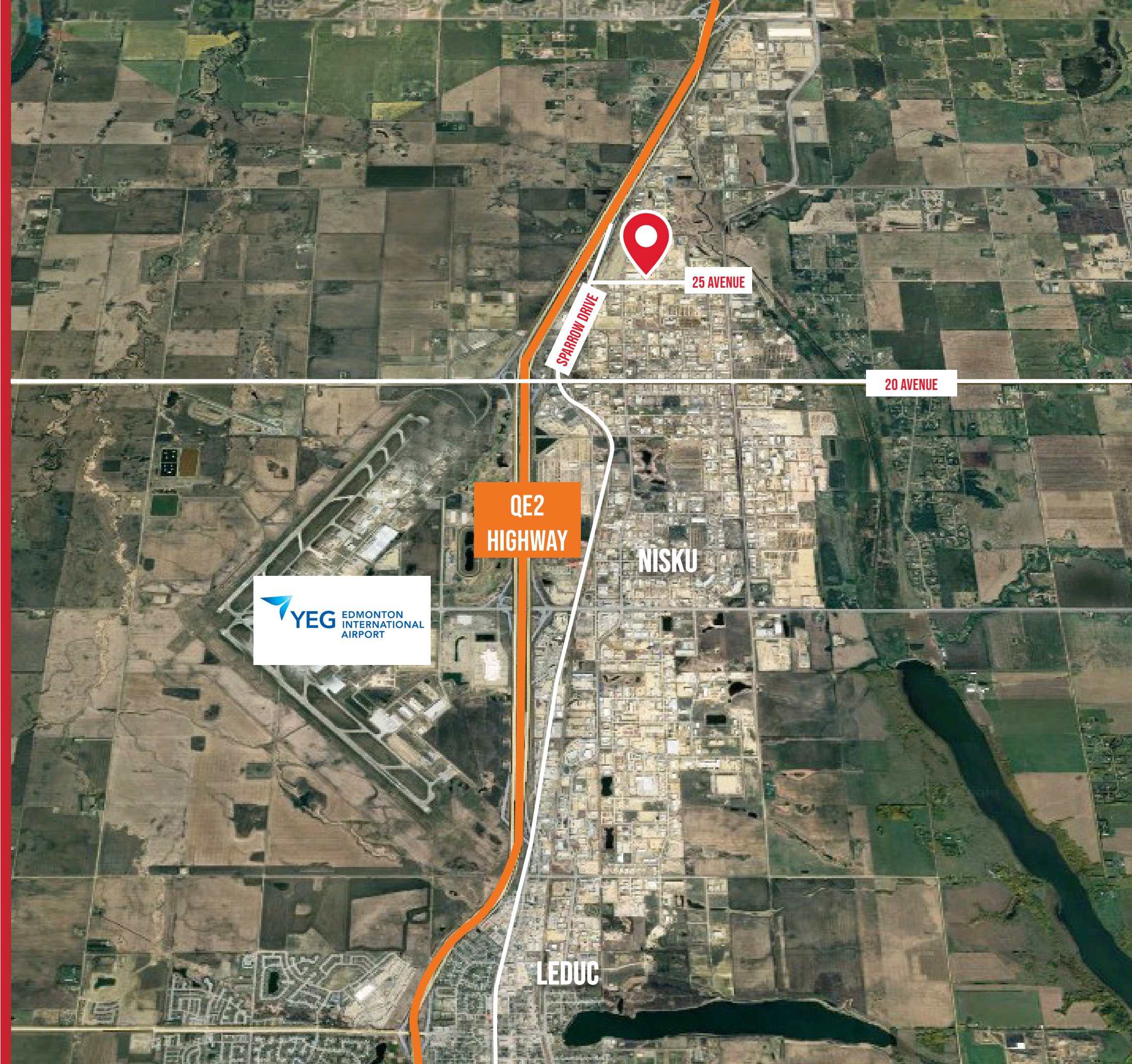
## LOCATION

The site is in the industrial area of Nisku, a bustling industrial community located just south of Edmonton.

Nisku is known for its strategic position and thriving industrial parks, housing a variety of businesses, from manufacturing to oil and gas services. The proximity to the Edmonton International Airport enhances accessibility, making it a key hub.

The proximity to Highway 2 gives access between Edmonton and Calgary, as well as Beaumont through Highway 19. With these accesses the site is strategically placed in crossroads to many demographics.

## 602 – 25 AVENUE, NISKU, AB







## CONTACT

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