

BUILDING FOR SALE

1805 4 STREET & 1803 4A STREET | NISKU | AB



OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2
OMADA-CRE.COM | 780.540.5320

MANUFACTURING WAREHOUSE WITH DOCK AND GRADE LOADING

- +/- 119,599 SF specialized manufacturing facility on 4.77 acres in Nisku Industrial Park
- Shop features multiple cranes, heavy power, dock and grade loading, sumps and new roof (2023)
- Ideal for manufacturing, machining, fabrication, service or warehousing
- Additional 1.19 acre fenced and graveled yard located adjacent to main facility
- Located off 20th Ave (Hwy 625) and QEII Highway with easy access into Edmonton and the high load corridor

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BRIDGE & JIB
CRANES



STORAGE YARD

PROPERTY FEATURES



DOCK & GRADE
LOADING



AMPLE PARKING



MAKE UP
AIR SYSTEM



SPRINKLERED



NEW ROOF
(2023)



HEAVY POWER



OFFICE
BUILDOUT

Vacancy	First Floor Office	4,215 SF
	Second Floor Office	9,180 SF
	Warehouse	106,204 SF
	Total	119,599 SF
Site Area	4.77 Acres	
Additional Storage Yard	1.19 Acres	
Yard Details	Fenced and Graveled	
Municipal	1805 4 Street & 1803 4A Street, Nisku	
Legal	Plan 8023204, Block 1, Lot 14	
	Plan 0022462, Block 1, Lot 18A	
Zoning	IND (Industrial)	
Purchase Price	Market – Contact Agent	
Prop. Taxes	1805 4 Street - \$178,628.44 (2023)	
	1803 4A Street - \$6,719.29 (2023)	
Construction	Concrete Block	

PROPERTY FEATURES



Roof

Replaced in 2023

Ceiling

TBD Clear Height

Loading

Grade: (1) 16'x18' | (1) 12' x 16' | (1) 14' x 16'
(1) 18' x 16' | (2) 6' x 16'

Dock: (2) 9' x 10'

Power

West: 1,600 amp, 277/480 volt

East: 3,000 amp, 277/480 volt

North: 600 amp, 480 volt

Yard: 100 amp

(TBC by Purchasers)

Drainage

Sump

Lighting

T5

Fire

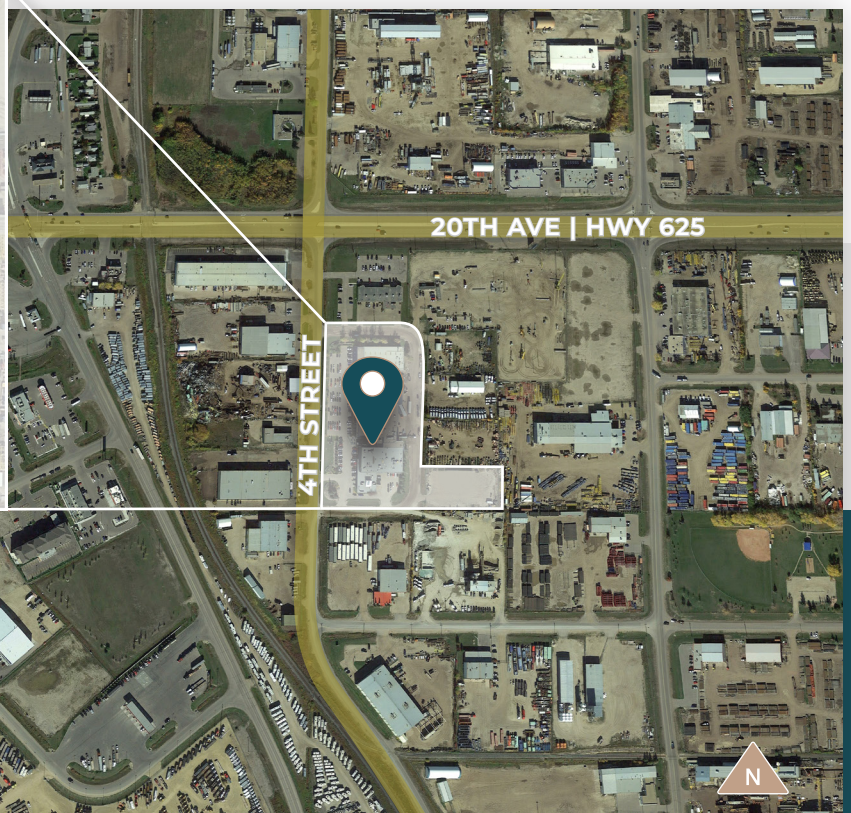
Sprinklered

Cranes

(27) various bridge & jib cranes from 1-5 tons

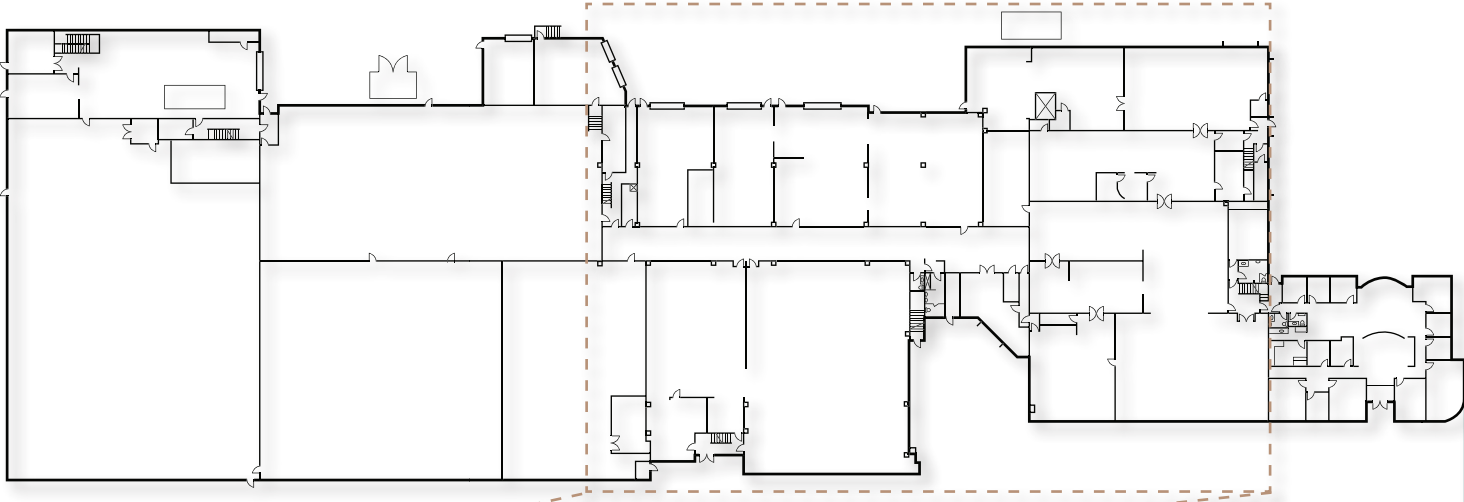
Parking

154 Stalls

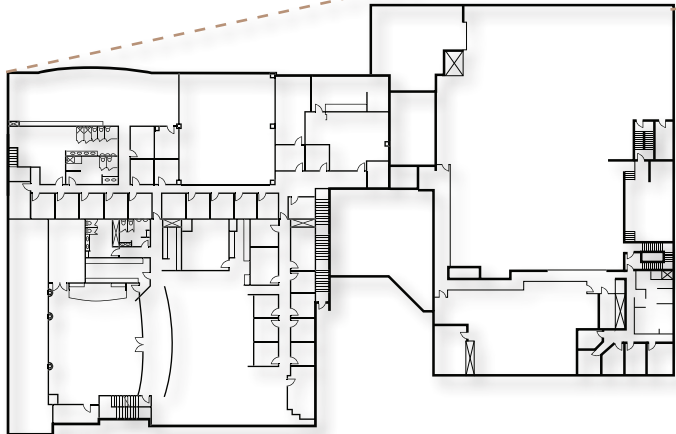




MAIN FLOOR PLAN



SECOND FLOOR PLAN







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Omada
COMMERCIAL

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