



**FREE STANDING OFFICE/WAREHOUSE
PROPERTY (20,600 SF±) ON 6.04 ACRES± (CONTIGUOUS)
WITH SEPARATELY TITLED
LAND COMPONENT (2.27 ACRES±)**

COURT ORDERED SALE

1102 - 6 STREET & 510 - 11 AVENUE, NISKU AB



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**SEPARATELY TITLED
LAND COMPONENT**

510 - 11 AVENUE
2.27 ACRES±

MAIN BUILDING

1102 - 6 STREET
20,600 SF± ON
3.77 ACRES±

OFFERING SUMMARY

NAI Commercial Real Estate Inc. ("NAI" or the "Advisor") has been engaged by BDC (the "Receiver" or "Vendor") to offer a 100% freehold interest in the Nisku Industrial Park Building and Surplus Land (the "Property" or "Offering") located at 1102 - 6 Street & 510 - 11 Avenue, Nisku, Alberta. The Property is being offered without a set bid date, with offers considered as they are received. For more information, please contact a member of the advisory team.

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

PROPERTY HIGHLIGHTS



PROPERTY FUNCTIONALITY

- Building is well suited for a variety of industrial operations, given its configuration and multiple drive-thru loading doors.



LOW SITE COVERAGE

- The main 20,600 SF± building sits on 3.77 acres± and offers a superior land to building ratio of 12.5% ideal for additional development, outdoor storage, equipment marshaling for transport/distribution users or lot staging.



LOCATION BENEFITS

- Strategically located in the Nisku Industrial Park providing superior access to QE2 Highway and Anthony Henday Ring Road.



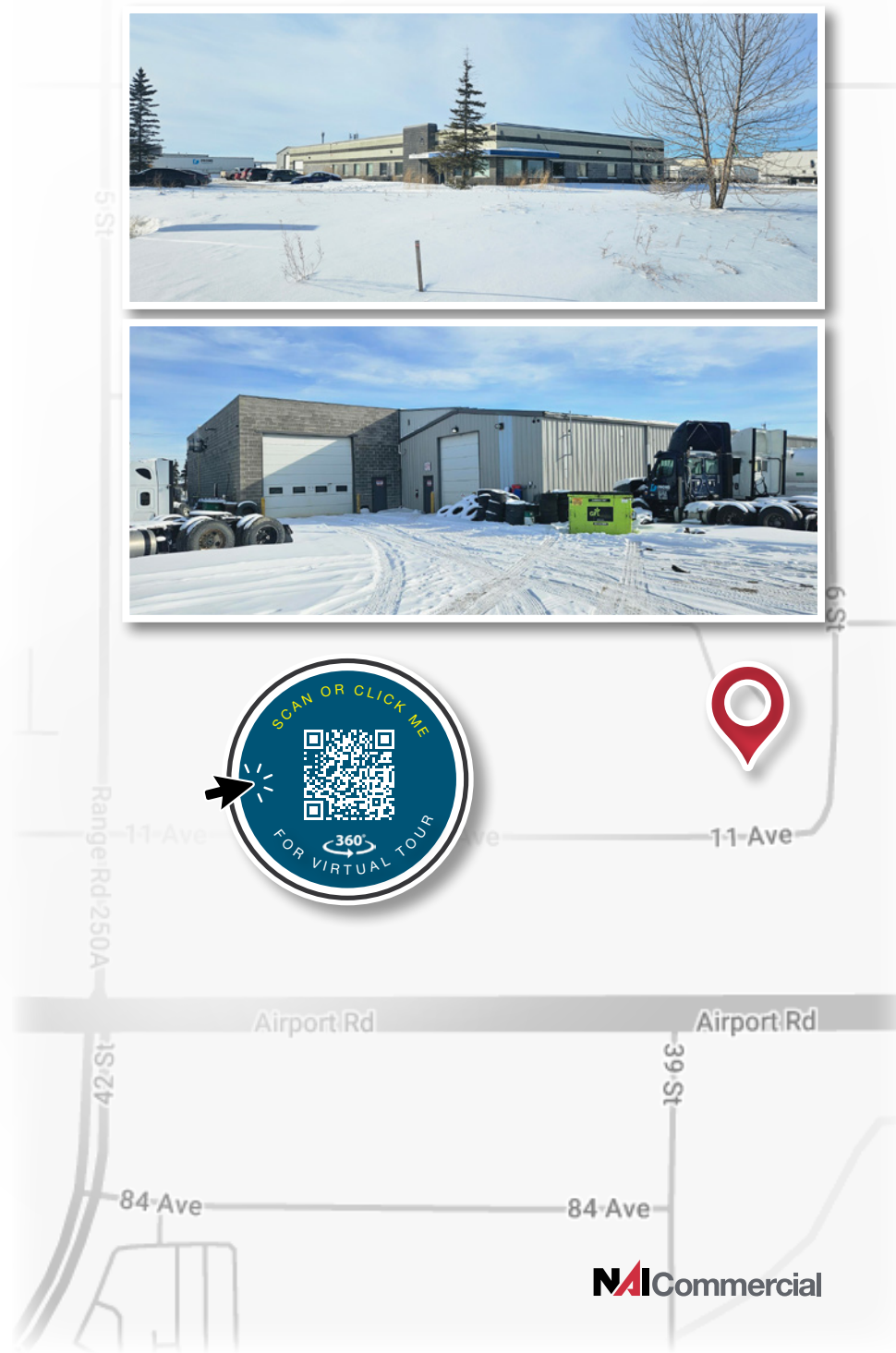
SEPARATELY TITLED LAND PARCEL

- 2.27 acre± surplus land component is separately titled and can be independently sold.



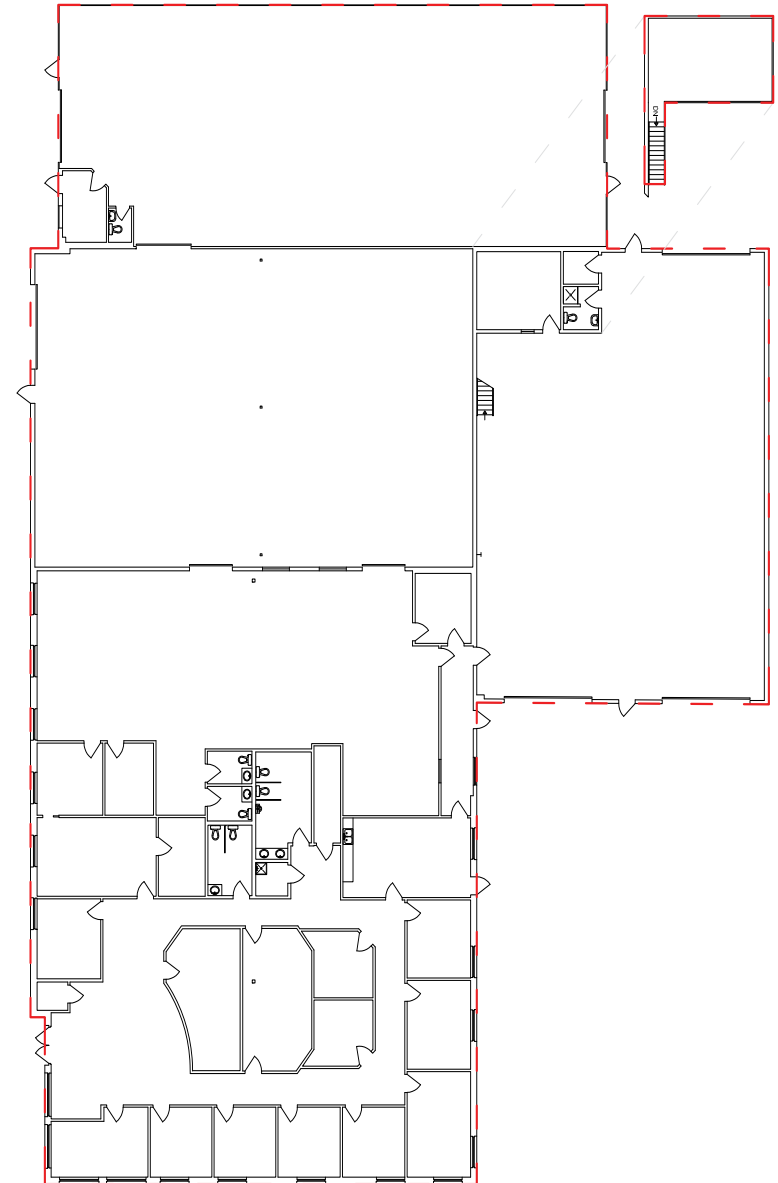
OFFERING PROCESS

The main building and contiguous land is being offered to the market at **\$4,599,000**. Interested parties are invited to submit an offer to purchase through NAI Commercial Real Estate for consideration by the Receiver.



MAIN BUILDING PROPERTY INFORMATION

LEGAL DESCRIPTION	Plan 0721860 Block 17 Lot 12A
ZONING	G-C General Commercial
BUILDING SIZE	20,600 sq.ft.± (388 sq.ft.± of mezzanine area)
SITE SIZE	3.77 acres±
SITE COVERAGE RATIO	12.79%
YEAR BUILT	2005
LOADING	Multiple grade doors
POWER	To be confirmed
CEILING HEIGHT	To be confirmed
SUMPS	Dual Compartment Sumps
PROPERTY TAXES	\$47,523.68 (2024)



SALE PRICE: \$3,399,000

SEPARATELY TITLED LAND PROPERTY INFORMATION

LEGAL DESCRIPTION Plan 0721860 Block 17 Lot 14

ZONING G-C General Commercial

SITE SIZE 2.27 acres± (220 feet to 450 ft)

ACCESS Multiple points of site entry

PROPERTY TAXES \$11,221.92 (2024)



SALE PRICE: \$1,200,000



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.



MAIN BUILDING



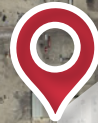
SEPARATELY TITLED LAND

HWY 2

2

RANGE ROAD 250A

AIRPORT ROAD



LOCATION **TRAVEL DRIVE TIMES**

Edmonton International Airport 6 mins

Downtown Leduc 10 mins

Anthony Henday Drive 13 mins

Whitemud Drive 21 mins





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