

FOR SALE



INVESTMENT OPPORTUNITY

1408 - 8 Street, Nisku AB



Western Realty Group

4604 101 Street NW
Edmonton, AB T6E 5G9
realtygr.com

Jordan Gogal

Broker
780.668.4455
jordan@realtygr.com

Barry Gogal

Associate Broker
780.668.5577
western@realtygr.com

PROPERTY HIGHLIGHTS

- Fully leased Office / Warehouse building with fenced yard space
- Built in 1980, has been well maintained
- New roof in 2011, new asphalt and hard packed gravel in 2026
- New paint job 2026
- Building is on city water and sewer



PROPERTY DETAILS

BUILDING SIZE 25,072 SF

SITE SIZE 1.78 acres (32% site coverage)

LEGAL PLAN 7821344; BLOCK 12; LOT 1

NOI \$ 289,546.08/year with some escalations

Sale Price \$ 4,295,000.00

Western Realty Group

4604 101 Street NW
Edmonton, AB T6E 5G9
realtygr.com