

\$0 - 604 And 606 17 Avenue, Nisku

MLS® #E4401915

\$0

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Nisku, Nisku, AB

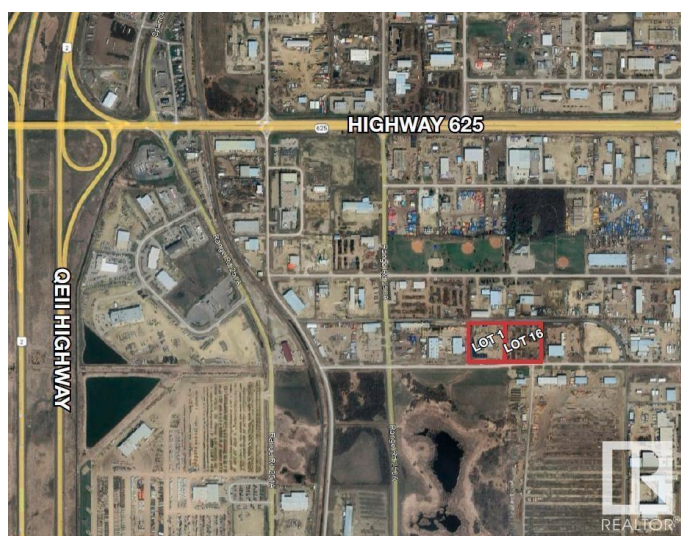
604 and 606 17 Avenue. 8.44-acre± industrial yard for lease, with the flexibility to be divided into two separate lots: 4.33 acres (Lot 1) and 4.11 acres (Lot 16). The site is fully fenced and features three gated access points, ensuring both security and convenience. Lot 1 includes a 10,000 sq. ft.± cold storage pre-engineered structure with 600 amps of power (TBC), which can either be retained or removed. The landlord is open to build-to-suit options. Situated in a prime location just off 17th Avenue, the property offers easy access to Highway 625, Sparrow Drive, and the Edmonton International Airport, making it an ideal choice for businesses seeking strategic connectivity. Operating costs are \$0.20 Per sqft which includes Property Taxes and Insurance.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4401915 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|---------|-----------------------|
| Address | 604 And 606 17 Avenue |
| Area | Nisku |



| | |
|-------------|---------|
| Subdivision | Nisku |
| City | Nisku |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 7T1 |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 13th, 2024 |
| Days on Market | 299 |
| Zoning | Zone 81 |

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Listing information last updated on June 8th, 2025 at 6:47am MDT