

FIRST PARK NISKU

207 19 AVENUE | NISKU | AB



HIGHLIGHTS

- First class retail centre located in Nisku, Alberta
- End-cap location, previously occupied by a restaurant with make up air included and available for tenant's use
- Major industrial, dealership, hotel and airport traffic within the immediate area
- Join Tim Hortons, Liquor Depot, Quizno's, Edo Japan, Petro-Canada and A&W Restaurant!

RETAIL
FOR LEASE

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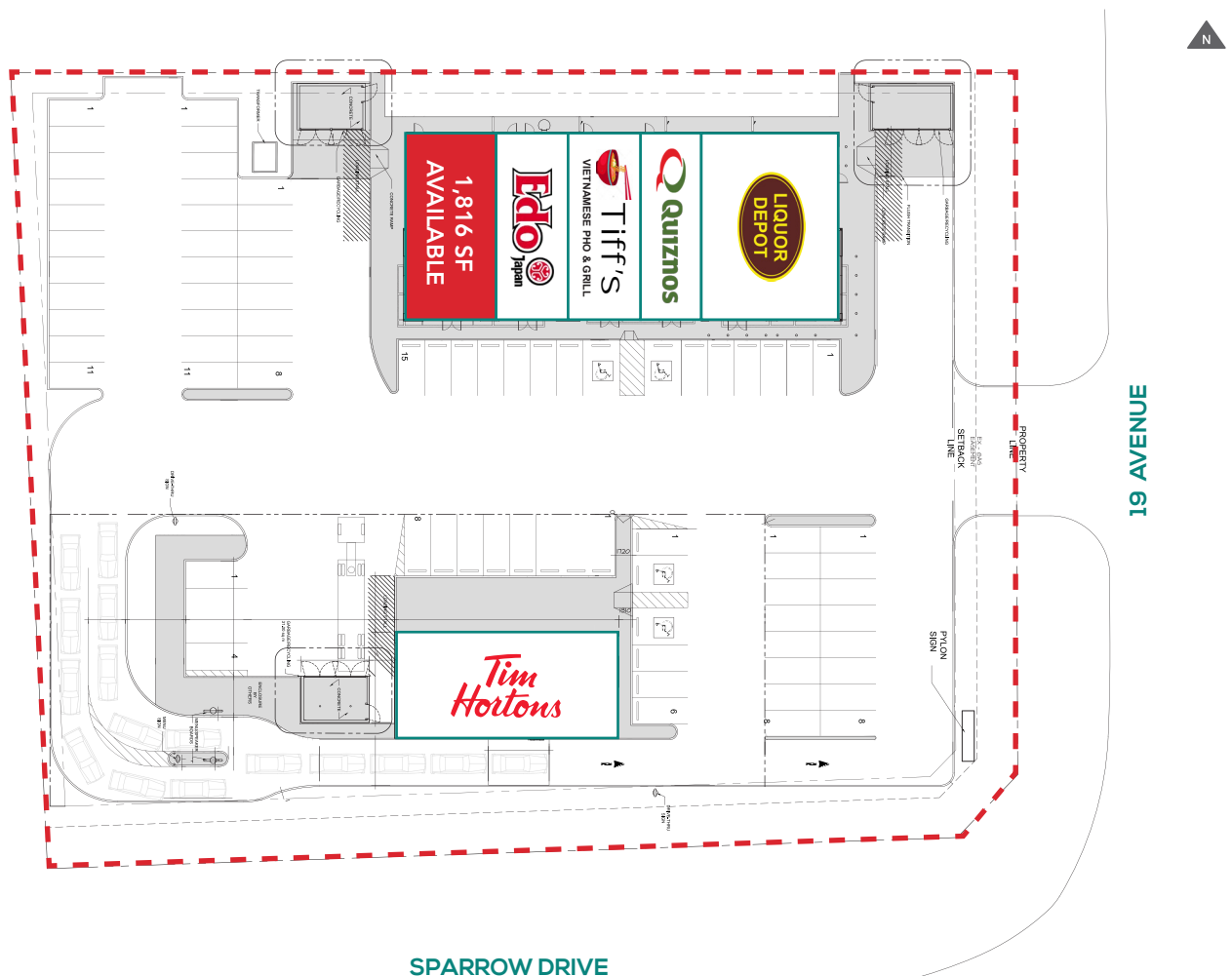
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FEATURES

- **Vacancy:** 1,816 SF
- **Available:** Immediately
- **Municipal:** 207 19 Avenue, Nisku, AB
- **Legal:** Plan 0829105, Block 1, Lot 18
- **Access:** All directional access from Sparrow Drive & 19 Avenue
- **Zoning:** 50 – CS (Service Commercial)
- **Basic Rent:** Negotiable
- **Op Costs:** \$13.02 (2016 est.)
- **Parking:** Ample surface parking
- **Signage:** Pylon & Fascia available
- **Tenant Mix:** Tim Hortons, Liquor Depot, Quizno's and Edo Japan

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NISKU RETAIL SITE 207 19 AVENUE | NISKU | AB

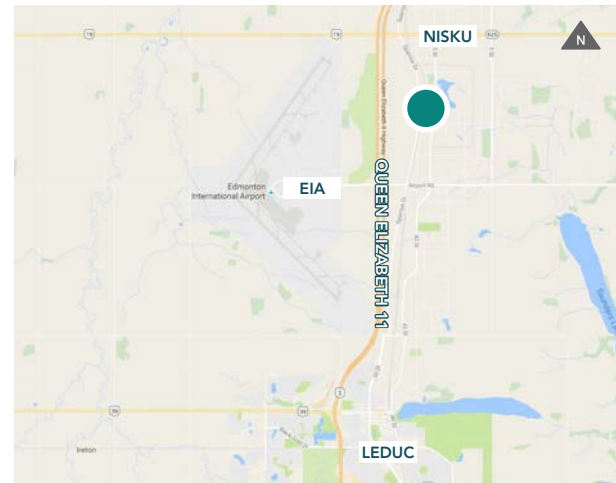
SURROUNDING AREA

Alberta’s International Region is a major industrial hub located 20 kilometers south of Edmonton, which includes Nisku, Leduc, Beaumont, Devon, Calmar and Warburg. Home to the largest developed energy services industrial park in Canada, three of the world’s top five oil services multinationals operate facilities within the region. The strategic location provides one of the most comprehensive and efficient multi-modal distribution systems in North America. Key sectors in the region include transportation and logistics, advanced manufacturing, energy services, and agri-foods processing.

Alberta’s International Region was rated one of the top 25 places to do business in Western Canada (Alberta Venture, 2012) and as a Great Community for Business in Alberta (Alberta Venture, 2014). This region is an ideal place to locate a business due to its thriving economic environment, competitive tax regime, skilled workforce, and market access.

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NISKU

- The Nisku Business Park accommodates more than 600 companies
- Has grown from 2,200 acres to more than 8,000 acres
- Employs close to 30,000 highly skilled trades and professional workers
- 75% of Nisku-based companies are doing business globally

LEDUC COUNTY

- City of Leduc has a population of 25,482 with an annual growth rate of 5.6%
- Leduc County has a Trade Area of 86,000 people The Nisku Business Park is Canada's largest and North America's second largest energy park

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