

# \$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	237
Zoning	Zone 81

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Listing information last updated on April 7th, 2025 at 5:02am MDT