

# FIRST PARK STATION

205 19 AVENUE, NISKU, AB | FOR LEASE

TURNKEY OPTIONS AVAILABLE!



## PROPERTY HIGHLIGHTS

- Turnkey options available
- 966 SF +/- end bay for lease with exposure to Sparrow Drive
- Located in the highly visible and high traffic area near hotels and businesses.
- Join Tim Horton's, Edo, Quiznos, and many more.



View the  
online listing!

## PROPERTY DETAILS

Address:	205 19 Ave, Nisku, AB
Legal Description:	Lot 18, Block 1, Plan 0829105
Zoning:	Service Commercial (50-CS)
Signage:	Above Door, Side and pylon
Basic Rate:	Market
Operating Costs:	\$17.50 PSF (2022 includes water & gas)
Utilities:	Separate
Space Available:	+/- 966 SF
Possession:	Immediate
Year Built:	2013
Parking:	Abundant Free Surface Parking



RE/MAX EXCELLENCE  
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# FIRST PARK

## PROPERTY LOCATION



## PROPERTY DEMOGRAPHICS

Nisku is home to approximately 500 businesses and has a high daytime population.



Weighted Average Annual Daily Traffic (2020):

QE2 - 77,270

20 Avenue - 11,840

Hwy 19 - 8,250

Weighted Average Annual Daily Traffic

