



FIRST PARK

RETAIL INVESTMENT OPPORTUNITY

207 – 19 Avenue | Nisku, AB



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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Highlights

- Current tenants include Tim Hortons, Edo Japan, Quiznos, Nova Cannabis, and more
- Property is located along Sparrow Drive with high visibility and easy access form Queen Elizabeth II Highway and Highway 19
- Tim Hortons anchor with double drive thru lane

Property Details

Address:	207 – 19 Avenue, Nisku Alberta
Legal Description:	Lot 18, Block 1, Plan 0829105
Land Area:	1.85 Acres
Leasable Area:	10,937 SF
Site Coverage:	14%
Zoning:	Service Commercial (50-CS)
Number of Tenants:	6
Occupancy:	91%
Year Built:	2013
Parking:	75 surface parking (6.86 per 1,000 SF)
Property Taxes:	(2020)
Stabilized NOI:	\$392,121.17
Price:	\$6,500,000



Location

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