

FOR SALE

HIGH EXPOSURE NISKU LAND - 3.86 ACRES



AICRE is pleased to present for Sale this rare land site directly fronting the QEII Highway in Edmonton's expanding North Nisku area.

This versatile site is one of the few remaining raw land parcels with significant exposure available in the Nisku/Leduc Industrial and Warehousing market and provides a unique opportunity to secure a prime building site with exposure to almost 100,000 vehicles a day.

An unparalleled location in the heart of the world-renowned Nisku Business Park, the site is only minutes from the Edmonton International Airport and the amenities of South Edmonton at the most competitive property tax rates in the market.

- 600 FEET OF DIRECT EXPOSURE TO THE QUEEN ELIZABETH II HIGHWAY
- 100,00 VPD ON THE QUEEN ELIZABETH II HIGHWAY
- JOIN AMAZON, ALIYA'S FOODS, HELLO FRESH, TIM HORTONS DISTRIBUTION AND THE LITTLE POTATO CO. IN NORTH NISKU

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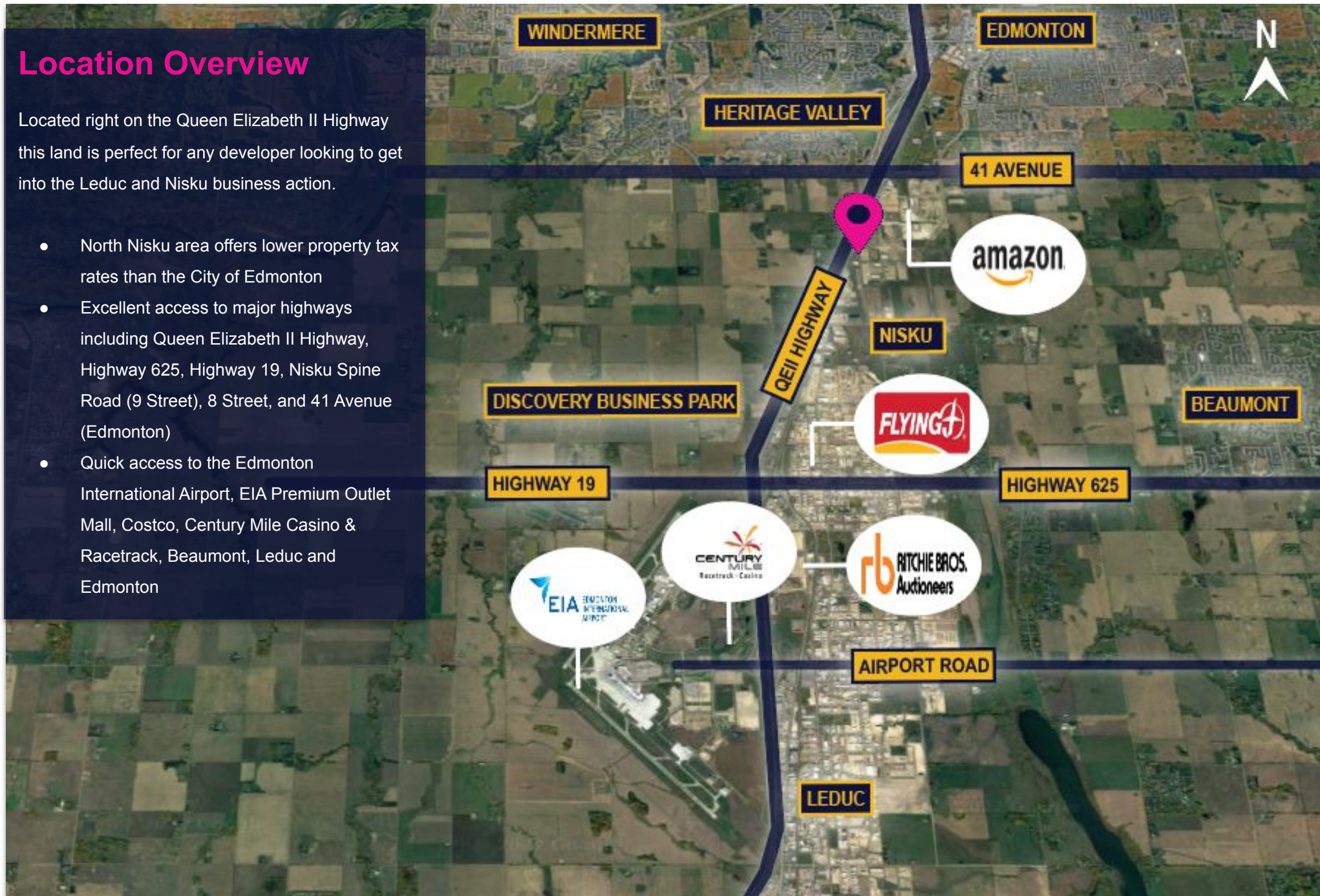
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Location Overview

Located right on the Queen Elizabeth II Highway this land is perfect for any developer looking to get into the Leduc and Nisku business action.

- North Nisku area offers lower property tax rates than the City of Edmonton
- Excellent access to major highways including Queen Elizabeth II Highway, Highway 625, Highway 19, Nisku Spine Road (9 Street), 8 Street, and 41 Avenue (Edmonton)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Leduc and Edmonton



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Prime Development

Leduc Nisku Market Highlights

TRANSPORTATION HUB



Easy access to QEII, EIA and direct access to the CANAMEX corridor to the US and Mexico and two intermodal rail yards make the region a logical, efficient, and economical transportation hub.

25,000,000 SF MARKET INVENTORY



A mix of land uses and complementary businesses in one of the world's largest energy-focused Industrial Parks.

HEAVY INDUSTRIAL LAND



The ability for heavy industrial companies to conduct their business in a friendly and safe location - the ideal home for Energy Service, Fabrication and Manufacturing businesses.

WAREHOUSING & SUPPLY CHAIN



Join Amazon and Ford Distribution in locating your business in state-of-the-art, energy-efficient facilities.

EDMONTON INTERNATIONAL AIRPORT



The largest landmass of any Canadian airport, this busy inland port has uncongested access by rail from Prince Rupert/Vancouver and onward by air or truck to all points in Canada and the US.

PORT ALBERTA



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

HIGH LOAD CORRIDOR (HLC)



The HLC consists of designated highways that have had the overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north.

COMMERCIAL OPPORTUNITIES



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

Property Details

Municipal Address:	3402 8 Street Nisku
Legal:	Plan 0324910, Block 1, Lot 10
Zoning:	IND Industrial
Site Size:	3.86 Acres (+/-)* *1.56 Hectares (+/-)
Possession:	Immediately
Sale Price:	\$3,280,000.00



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