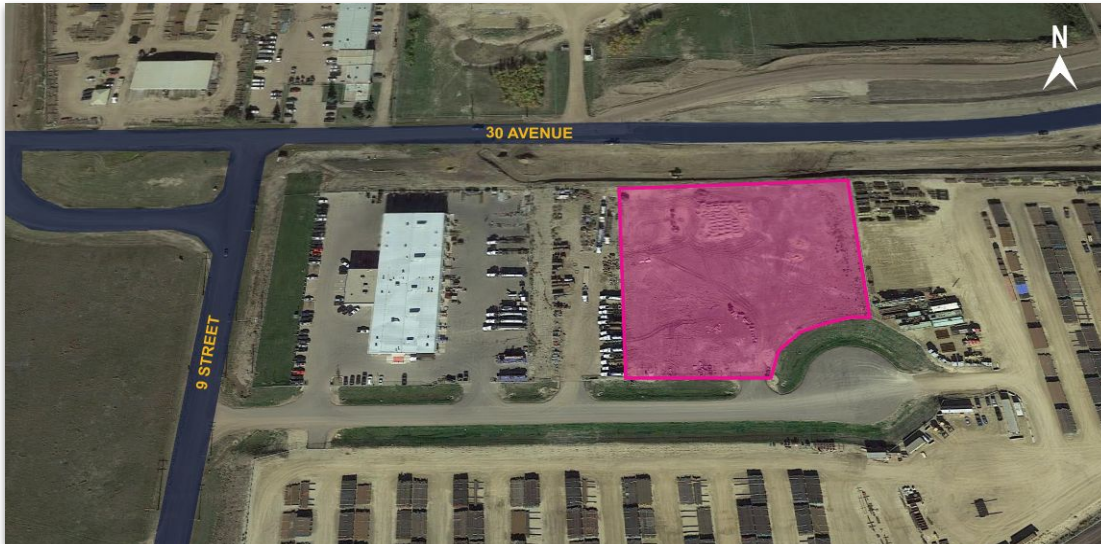


FOR SALE

NISKU STORAGE LAND - 3.84 ACRES (+/-)



IDEAL STORAGE YARD FOR:

- TRANSPORT SERVICES
- OILFIELD EQUIPMENT
- PIPE STORAGE

SECURE FENCED & GATED YARD

Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive, Airport Road and Nisku Spine Road (9 Street)

Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton

Neighbouring businesses include VDM Trucking Service Ltd., Custom Vac Services Ltd., NCS Fluid Handling Systems Inc and Force Inspection Services



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PROPERTY DETAILS

ADDRESS:	906 29 Avenue, Nisku
LEGAL:	Plan 1523960, Block 1, Lot 2
ZONING:	Industrial (IND)
SIZE:	3.84 Acres (+/-)
PROPERTY TAX:	\$18,479.00 (2022)
SALE PRICE:	\$2,496,000.00



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