AICRE COMMERCIAL

FOR SALE



Airport Road & Sparrow Dr., Nisku

AIRPORT CROSSING

PROPERTY DETAILS

Property:	AIRPORT CROSSING
Address:	11 Avenue & Sparrow Drive, Nisku
Site Sizes:	1.52 to 5.46 Acres
Sale Price:	$750,000 per acre

AERIAL VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Prime visibility with direct access to QEII Highway, Airport Road, and Sparrow Drive
- Zoned for Commercial Service (CS), offering versatile business opportunities
- Suitable for primary uses like automotive and equipment repair, sales and services, warehousing, retail, business offices, convention facilities, and personal/healthcare services
- Discretionary uses may include auction services, body repair shops, commercial storage, RV storage, indoor recreation facilities, contractor services, and manufactured home sales and services

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PROPERTY FEATURES

Airport Road & Sparrow Drive, Nisku

Neighbourhood features: BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS

PLAN	LOT	Address	Size (Acres)	Price	Status
PLAN 1623601	Block 1, Lot 30	203-11 Ave, Nisku	2.72	$2,040,000	Pending
PLAN 1623601	Block 1, Lot 31	211-11 Ave, Nisku	2.74	$2,055,000	Pending
PLAN 1623601	Block 2, Lot 1	203-12 Ave, Nisku	1.52	$1,140,000	Pending
PLAN 2320196	Block 2, Lot 7	210/216- 11 Ave, Nisku	2.54	$1,905,000	Sold
PLAN 1623601	Block 1, Lot 30 + 31	203/211-11 Ave, Nisku	5.46	$4,095,000	Pending



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PROPERTY LOCATION

Airport Road & Sparrow Drive, Nisku

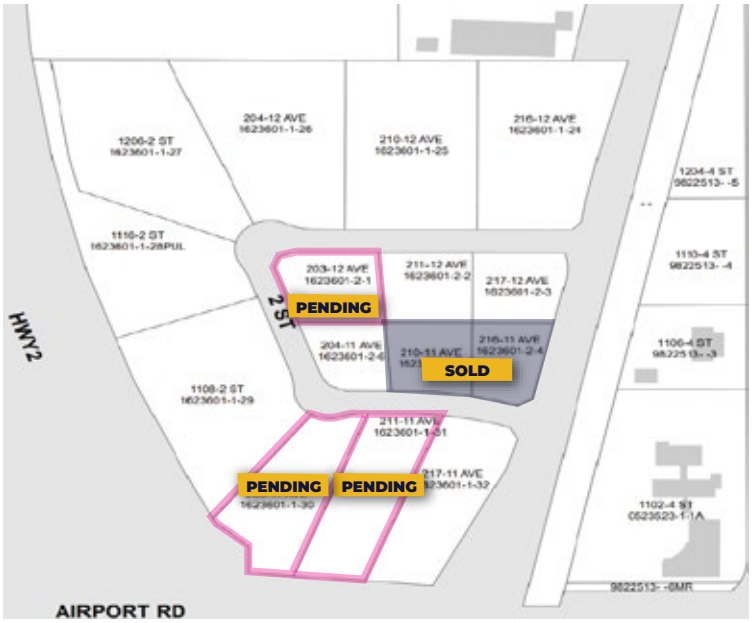
Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



MARKET HIGHLIGHTS

- High exposure location
- Prime development land near Edmonton International Airport
- Ideal for logistics, transportation, or aviation-related businesses
- Close proximity to major transportation routes, including QEII Highway and Airport Road
- High potential for future growth and investment due to expanding airport infrastructure
- Located in a rapidly developing industrial hub with easy access to cargo and freight services
- Ideal site for Auto/Recreational vehicle businesses



Disclaimer: This **floorplan** is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details —should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

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