



1611 13 Street, Nisku

Storage Land



PROPERTY DETAILS

Address:	1611 13 Street, Nisku
Legal:	Plan 122267, Block 6, Lot 13
Zoning:	DC (Direct Control)
Total Size:	2.92 Acres (+/-)
Possession:	Immediate
Property Tax:	TBC
Lease Rate:	\$3,500 / Acre / Month



PROPERTY HIGHLIGHTS

- Fully serviced industrial land
- Storage-ready
- Quick access to Highway 625 (20 Avenue), QEII, Spine Road (9 Street), Sparrow Drive and Airport Road
- Building plans available for a 11,200 SF shop
- Owner may build-to-suit



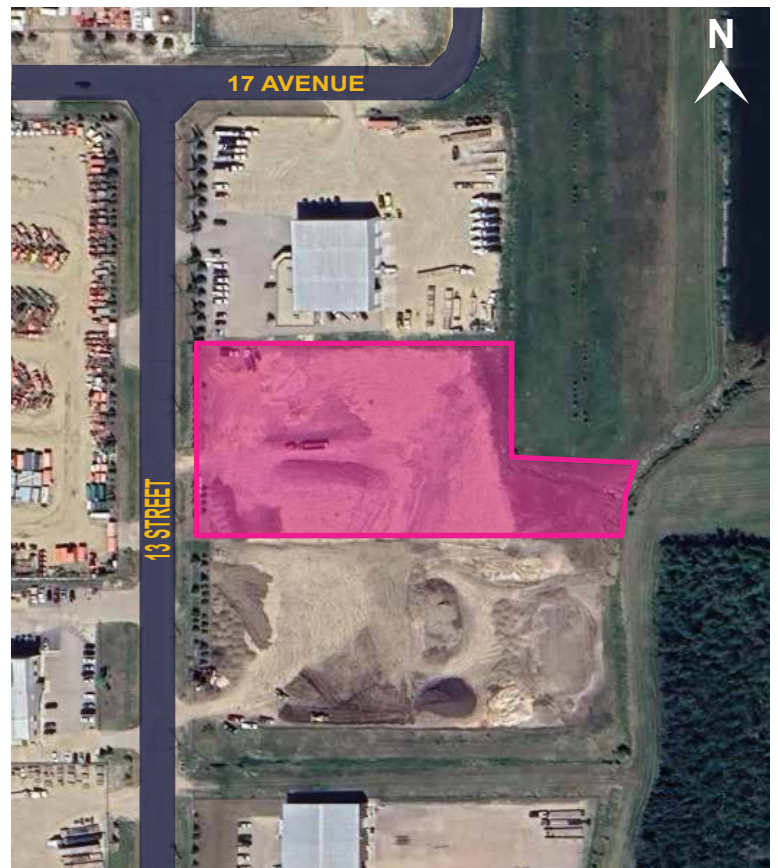
Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com



MARKET HIGHLIGHTS

- TRANSPORTATION HUB**
 Easy access to the QEII Highway and the EIA. direct access to the CANA-MEX Corridor that leads to the USA and Mexico
- HEAVY INDUSTRIAL LAND**
 The ability for heavy industrial companies to conduct their business in a friendly and safe location. The ideal home and zoning for energy, fabrication and manufacturing service businesses
- 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
- HIGHLOAD CORRIDOR (HLC)**
 The HLC consists of designated highways with 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**
 The HLC consists of designated highways with 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
- PORT ALBERTA**
 Where industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino



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Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

Colton Colquhoun
 Associate Broker
 780-830-9120
 colton@aicrecommercial.com

Meadow Kenney
 Associate
 780-271-4845
 meadow@aicrecommercial.com