

FOR LEASE

BUILD TO SUIT **FUTURE HIGH EXPOSURE RETAIL - COMMERCIAL** **NISKU ALBERTA**

N.W. Corner of Airport Road & Sparrow Drive



PROPERTY HIGHLIGHTS

- **Best Corner Exposure**
- **Brand New High Quality Land Development**
- **Adjacent to Queen Elizabeth II HWY, Alberta's major North/South HWY**
QEII Vehicle count 95,000+ vehicles per day
- **Site Traffic over 36,000 per day**
(combined Airport Road & Sparrow Drive)
- **8 minutes from Edmonton City Limits**
- **3 minutes to Edmonton International Airport**
(EIA is Canada's fastest growing Airport)
- **Area is booming with new commercial development lead by Edmonton International Airport's new 420,000 sq. ft. Premium Outlet Collection Mall & Costco**
- **Nisku / Leduc Industrial sector provides one of the largest Industrial areas in Canada**



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FOR LEASE – BUILD TO SUIT

LOCATION - LOCATION - LOCATION

Vacant development site located on NW corner of Airport Road and Sparrow Drive

Best in exposure to QEII HWY, Airport and Nisku/Leduc Industrial areas

Owner will build to suit – excellent site coverage and height regulations

Lease Rate: Current market rate for Tenant's use and location requirements.

Uses Include: Commercial Retail, Institutional, Restaurant, 2nd Floor Office, Automotive, Equipment

Ask about Inducement package available



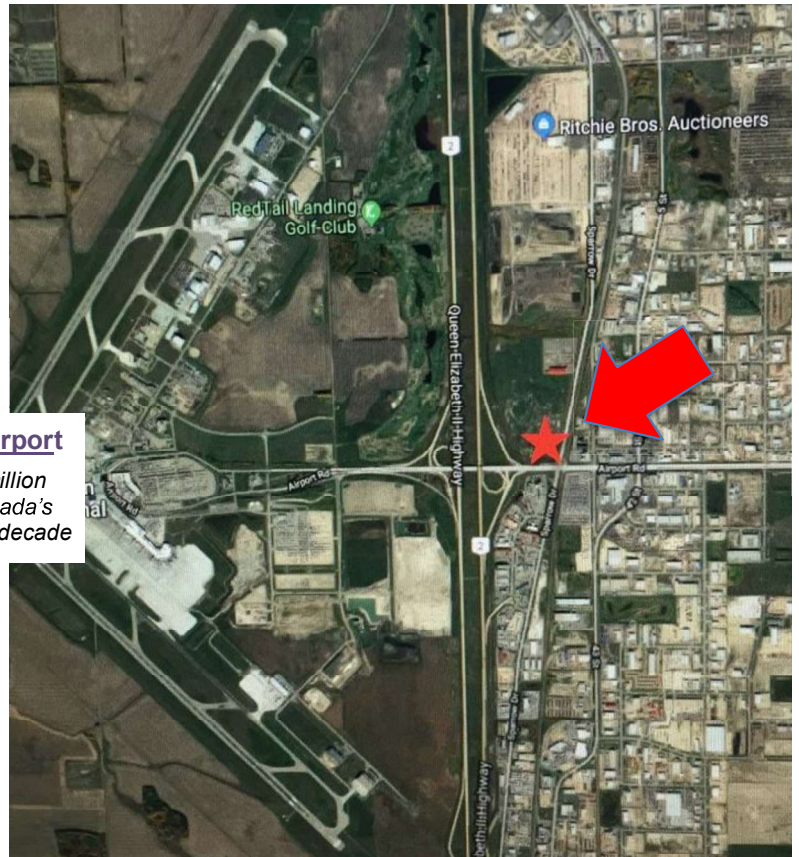
SITE DETAIL

- **Zoning:** Service Commercial
- **Site Area:** 2.92 Acres
- **Frontage:** Airport Road 190'
- **Servicing:** Full area servicing: electricity, water, sanitary sewer, storm water management. Cable & telephone available
- **Site Preparation:** Shovel Ready
- **Landscaping:** Treed & Grassed Boulevards

Purchaser to Confirm all Requirements

Edmonton International Airport

EIA currently serves over 7.6 million passengers per year and is Canada's fastest growing airport in the past decade



ZONING DESIGNATION

See Restrictions *

LEDUC COUNTY BYLAW No. 7-08
SCHEDULE A
LAND USE BYLAW

9.13 CS – Service Commercial District

9.13.1 General Purpose

The purpose of this District is to accommodate a range of predominantly service commercial and compatible light industrial uses in planned centres with good visibility and access.

9.13.2 Permitted Uses	9.13.3 Discretionary Uses
<i>Accessory Building</i>	<i>Amusement and Entertainment Service</i>
<i>Accommodation Service</i>	<i>Auctioneering Service</i>
<i>Animal Care Service</i>	<i>Automotive /Equipment Body Repair</i>
<i>Automotive and Equipment Repair</i>	<i>Casinos/Gambling Establishment</i>
<i>Automotive Sales and Service</i>	<i>Cemetery</i>
<i>Business Office</i>	<i>Childcare Facility*</i>
<i>Commercial Retail Service</i>	<i>Commercial Retail Service</i>
<i>Convenience Retail Service</i>	<i>Commercial Storage</i>
<i>Convention Facility</i>	<i>Contractor Service, Limited</i>
<i>Financial Service</i>	<i>Drinking Establishment</i>
<i>Funeral Service</i>	<i>Education Service</i>
<i>Gas Bar</i>	<i>Entertainment, Adult</i>
<i>Institutional Use</i>	<i>Frame & Fabric Structure</i> <i>Bylaw 10-16</i>
<i>Personal and Health Care Service</i>	<i>Liquor Sales</i>
<i>Restaurant</i>	<i>Manufactured Home, Sales and Service</i>
<i>Utility Service, Minor</i>	<i>Manufacturing, Limited Indoor</i>
<i>Warehousing and Storage (indoor)</i>	<i>Outdoor Storage*</i>
	<i>Park</i>
	<i>Recreational Vehicle Storage</i>
	<i>Recreation, Indoor</i>
	<i>Recycling Depot</i>
	<i>Security Suite</i>
	<i>Service Station, Minor</i>
	<i>Service Station, Major</i>
	<i>Sign (in accordance with Part 8 of this Bylaw)</i>
	<i>Utility Service, Major</i>

*Regulations for these uses are contained within Part 7 of this Bylaw

*** Please note the Property is Restricted against the following uses:**

- Fee for Service Parking – Park & Ride
- Convenience Store (unless within a Hotel/Motel)
- Gas Bar/Retail Fuel Sales