



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
Sale Price:	\$1,950,000.00
Available:	Immediately

Disclaimer: 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.



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



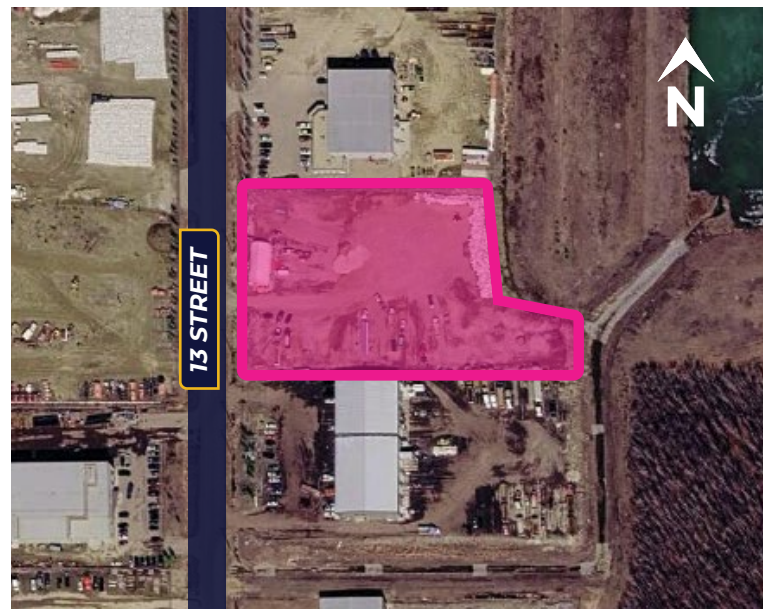
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NEIGHBORHOOD HIGHLIGHTS

- Easy access to the QEI Highway and the EIA. direct access to the CANAMEX Corridor that leads to the USA and Mexico.
- 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.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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