

Build-To-Suit Opportunity

1803 - 2nd Street
Nisku, Alberta
www.cbre.ca

40,000 SF on 2.03 Acres



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Great location in Nisku just off of Sparrow Drive and Highway 625 with easy access to the QEII Highway. Build-to-suit opportunity up to 40,000 sq. ft. Experience lower property taxes in Leduc County.

Legal Address	Plan 0829105; Block 1; Lot 14
Zoning	CS - Service Commercial
Site Size	2.03 acres
Available Building Area	±40,000 sq. ft.
Taxes (2024)	\$13,108.98
Lease Rate	Market
Available	Immediately



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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