

LAND FOR LEASE

Flexible land lease options
of 1.46 acres and up

7 ST & 25 AVE NISKU, AB



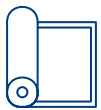
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PROPERTY OVERVIEW

Build-to-suit opportunities available on a lease basis with potential future opportunity to Purchase



Majority of sites developed with compacted gravel on geotextile fabric

Lease Rate

\$0.90 PSF



SUITABLE FOR OPERATIONS OF VARIOUS SCALE WITH 1.46 - 5.74 ACRE LOTS AND THE ABILITY TO COMBINE FOR UP TO 20+ ACRES.

HIGHWAY 2

5TH STREET

7TH STREET



SITE PLAN

**AVAILABLE AREA:
1.46 - 20.00+ ACRES**

**ZONING:
IND - INDUSTRIAL**

**AVAILABILITY:
IMMEDIATE**

Available Land

LOT 35
4.71 AC

LOT 36
4.70 AC

LOT 37 PUL
7.40 AC

LOT 6
1.91 AC

LOT 5
1.85 AC

LOT 4
2.84 AC

LOT 3
1.62 AC

LOT 2
3.12 AC

LOT 1

LOT 7
10.02 AC

LOT 8
4.78 AC

LOT 38
5.74 AC

LOT 39
3.63 AC

LOT 40
3.63 AC

LOT 41
3.63 AC

LOT 42
5.42 AC

Range Rd 250A

25 Ave

Township Rd 504A

Township Rd 504A

25TH AVENUE

Township Rd 504A

25 Ave

8 St

LOCATION

RESTAURANTS

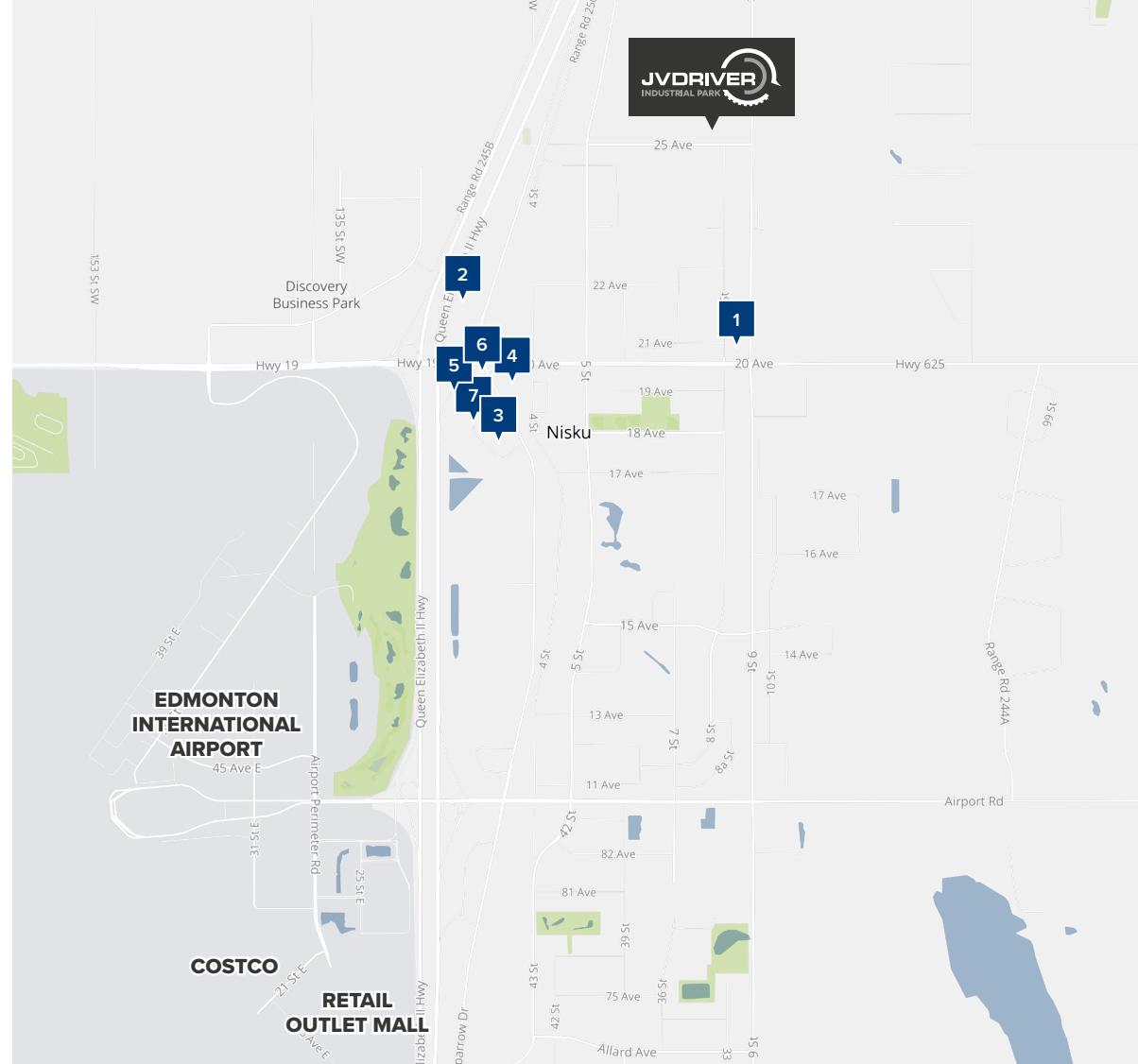
1. Beans Restaurant 2002 8 St	1.5 km
2. Blackjacks Roadhouse & Games 2110 Sparrow Dr	2.3 km

COFFEE

3. Tim Hortons 207 19 Ave	2.6 km
4. McDonalds 301 20 Ave	2.3 km
5. A&W 208 19 Ave	2.6 km

GAS

6. Shell 302 20 Ave	2.3 km
7. Petro Canada 208 19 Ave	2.5 km



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