

FOR SALE





Address:	1103 9 Street, Nisku
Legal:	Plan 9320956: Lot 1
Zoning:	IND Industrial
Site Size:	15 Acres
Sale Price:	\$7,750,000.00
Property Taxes:	\$6,830.53 (2024)
Offsite Levies Owing:	\$0

AERIAL VIRTUAL TOUR



- Located on Nisku Spine Road (9th Street) and visible from Airport Road. This lot is perfect for developers looking to get into the Nisku Industrial Park with scale and great exposure.
- All services on-site
- Excellent exposure to 9th Street, 10th Street and Airport Road.
- Close proximity to the Edmonton International Airport, Century Mile Racetrack and Casino, and Leduc Business Park
- Quick access to major highways including the Queen Elizabeth II Highway, Highway 19, and Highway 39
- Preferential tax treatment compared to City of Edmonton
- Specialized buildings along with a residential home on property



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Neighbourhood features:



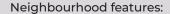


























- Prime Industrial Location: Situated in Nisku Industrial Park, offering proximity to key logistics routes and major highways, including the QEII and Highway 625.
- Spacious and Versatile: Large space ideal for ware-housing, manufacturing, or distribution needs.
- Ample Yard Area: Includes a sizable yard, enhancing operational efficiency.
- Proximity to Amenities: Close to a range of amenities for convenience, including dining options, fuel stations, and nearby hotels for business visitors.
- Accessibility: Located minutes from Edmonton International Airport, making it convenient for logistics and supply chain operations



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