



1103 9 Street, Nisku

High Exposure Development Land Opportunity

PROPERTY DETAILS

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

PROPERTY HIGHLIGHTS

- 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

AERIAL VIRTUAL TOUR



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Neighbourhood features:



BUSINESS PARK



AIRPORT



HWY ACCESS



RESTAURANTS





LOCATION 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 warehousing, 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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