

**1.79 ACRES AVAILABLE**  
**SALE PRICE: \$868,150.00**

**1 LOT REMAINING!**

**FOR SALE**

**2809 5 STREET  
NISKU, AB**

**SOLD**

**SOLD**

**LOT 24: 1.79 ACRES**

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
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Team Coordinator  
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# OVERVIEW

- Located in Nisku Industrial
- Partial exposure to QE II
- Full municipal services available
- Excellent access to Spine Road, HWY 625, 41 Avenue and QEII
- Proximity to CP Intermodal facility

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

2809 5 Street, Nisku, AB

## LEGAL DESCRIPTION

Plan: 0523897, Block 4, Lot 24

## ZONING

IND - Industrial

## SITE SIZE

Lot 24: 1.79 Acres

## SALE PRICE

\$868,150.00  
(\$485,000 per Acre)

## TAXES

Lot 24: TBD



NISKU SPINE ROAD

QUEEN ELIZABETH II HIGHWAY

5 STREET

9 STREET

HIGHWAY 625



# PROPERTY PHOTOS





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