

**UP TO 4.98 ACRES AVAILABLE
SALE PRICE: \$485,000 PER ACRE**

3 SEPARATELY TITLED LOTS

FOR SALE

**2809/2901/2903
5 STREET,
NISKU, AB**

LOT 26: 1.59 ACRES

LOT 25: 1.60 ACRES

LOT 24: 1.79 ACRES

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Jeff Drouin Deslauriers
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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
- Sold as-is, Where-is

PROPERTY DETAILS

MUNICIPAL ADDRESS

2809/2901/2903 5 Street, Edmonton, AB

LEGAL DESCRIPTION

Plan: 0523897, Block 4, Lot 24/25,26

ZONING

IND - Industrial

SITE SIZE

Lot 24: 1.79 Acres
Lot 25: 1.60 Acres
Lot 26: 1.59 Acres

SALE PRICE

\$485,000 per Acre

TAXES

Lot 24: \$8,113.02
Lot 25: \$7,251.86
Lot 26: \$7,206.54

SITE



QUEEN ELIZABETH II HIGHWAY

5 STREET

SPINE ROAD

HIGHWAY 625

PROPERTY PHOTOS





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