

FOR SALE
QEII
INVESTMENT
OPPORTUNITY

2130, 2120, 2110, 2108 Sparrow Drive,
Nisku, AB

Cushman & Wakefield Edmonton
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THE OPPORTUNITY

Cushman and Wakefield Edmonton is pleased to present, an exceptional opportunity for commercial development. Spanning across four lots, these lands encompass a total area of 25.45 acres. Strategically located, they enjoy prime visibility and are fully serviced in the bustling vicinity. Situated along the QEII highway corridor, this location is regarded as the most desirable and highly improved site for developments in the area. Its prime position and superior infrastructure make it an ideal choice for various opportunities.

LOCATION HIGHLIGHTS

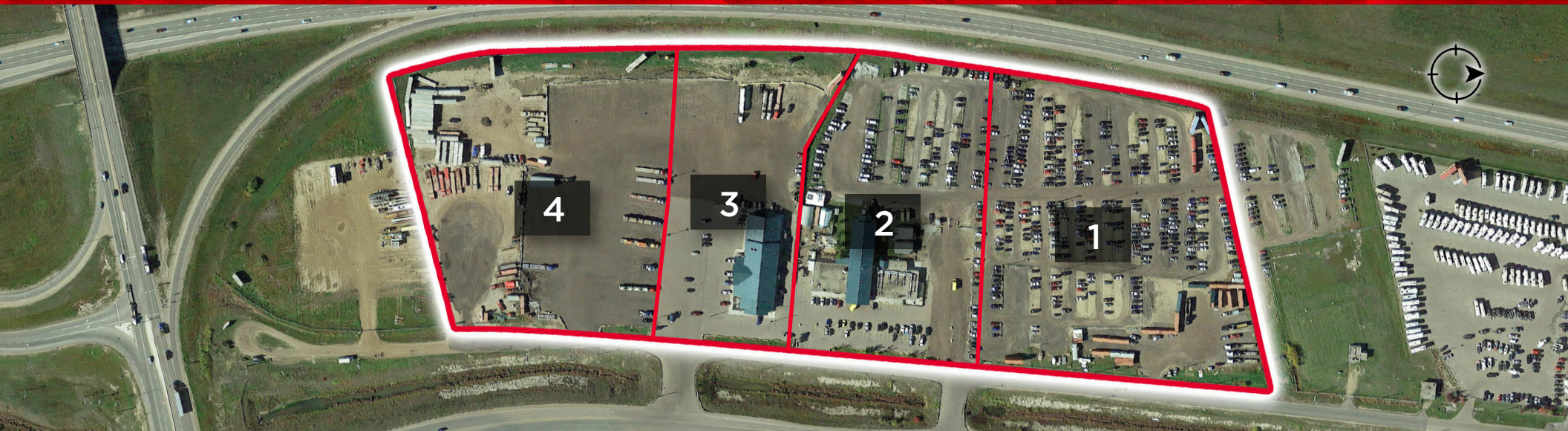
QEII HIGHWAY SEES OVER 100,000 VEHICLES PER DAY

- Sale Lease back on Black Jacks Roadhouse and Land.
- Existing income in-place including a motel, retail tenants, restaurant, parking, storage and signage.
- Service Comercial Zoning.
- Significant property tax advantage over Edmonton.
- Various development or owner user opportunities.



PROPERTY HIGHLIGHTS

NUMBER	ADDRESS	SIZE	LEGAL DESCRIPTION	INCOME	COMMENTS
1	2130 Sparrow Drive	6.99 Acres	Lot 1E, Block 1, Plan 0526671	Prairie Auction Land Lease.....\$72,000/year Other Income.....To be Provided	<ul style="list-style-type: none"> Prairie Auction further expansion expected 200 amp distributed power Extensive paving Permanent lighting Controlled access points
2	2120 Sparrow Drive	6.60 Acres	Lot 1D, Block 1, Plan 0526671	Motel.....To be Provided SDI (Tenant).....\$44,996/year Northern Lights Supply (Tenant)....\$50,400/year Digital Signage Income.....\$60,000/year Other Income.....To be Provided	<ul style="list-style-type: none"> Existing Motel with two retail tenants Northern Lights Supply - 10 year Lease - Oct 1st, 2018 - Sept 30th, 2028. (6,300 SF @\$8.00 per SF) SDI - 5 year Lease - May 1st, 2023 - April 30th, 2028 (3,214 SF at \$14.00 per SF) Parcel has substantial additional income including parking and shuttle, RV storage, and other income
3	2110 Sparrow Drive	4.52 Acres	Lot 5, Block 1, Plan 1222161	Blackjacks Roadhouse.....\$240,000/year Digital Signage Income.....\$60,000/year Other Income.....To be Provided	<ul style="list-style-type: none"> Blackjacks Roadhouse will enter into a new sale leaseback Blackjacks - 21,433 SF at \$11.00 per SF (Current)
4	2108 Sparrow Drive	7.34 Acres	Lot 4, Block 1, Plan 1222161	Truck Parking Lot Revenue.....To be Provided Other Income.....To be Provided	<ul style="list-style-type: none"> Parcel has four income streams including truck parking lot revenue, weight scale, trucking storage, and miscellaneous income
Entire Portfolio		25.45 Acres			





SALE PROCESS

Offers will be reviewed by the Vendor as they are received. Please contact any member of the sales team for access to our confidential data room.

CONFIDENTIALITY AGREEMENT

SITE

NISKU, AB



EDMONTON INTERNATIONAL AIRPORT
5,849,674 Annual Passenger Traffic



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Edmonton

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