



FOR SALE
QEII
INVESTMENT
OPPORTUNITY

SALE PRICE: \$4,543,500

2130 Sparrow Drive,
Nisku, AB

Cushman & Wakefield Edmonton
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Edmonton, AB T5J 2Z1
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Partner
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QUEEN ELIZABETH II HIGHWAY

SPARROW DRIVE

HIGHWAY 19 | 625

PROPERTY DETAILS

SIZE

6.99 Acres

LEGAL DESCRIPTION

Lot 1E, Block 1, Plan O526671

INCOME

Land Lease | 3 Acres | \$276,000/year

COMMENTS

- Billboard \$60,000
- 1000 amp Service
- 200 amp Service
- Permanent lighting
- Controlled access points
- The Property has excellent potential for additional income.

LOCATION HIGHLIGHTS

**QEII HIGHWAY SEES
94,280 VEHICLES PER DAY**

- Service Comercial Zoning.
- Significant property tax advantage over Edmonton.
- Various development or owner user opportunities.

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