



**FOR SALE**  
**QEII**  
**INVESTMENT**  
**OPPORTUNITY**

**SALE PRICE: \$5,473,170**

2130 Sparrow Drive,  
Nisku, AB

Cushman & Wakefield Edmonton  
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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

Prairie Auction Land Lease.....\$72,000/year

Other Income.....To be Provided

## COMMENTS

- Prairie Auction further expansion expected
- 200 amp distributed power
- Extensive paving
- Permanent lighting
- Controlled access points

# LOCATION HIGHLIGHTS

## QEII HIGHWAY SEES OVER 100,000 VEHICLES PER DAY

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

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