

**FOR SALE**

**HIGHWAY 2**

**8 STREET**

**41 AVENUE**

# HWY 2 EXPOSURE LANDS

3481 8 Street, Nisku, AB

**Fully fenced and graveled yard on 3.31 Acres**

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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# PROPERTY HIGHLIGHTS

- Direct exposure to QEII highway
- Heavy duty yard fully fenced and gravelled
- Easy access to 41 Avenue, Spine Road and QEII

# PROPERTY DETAILS

MUNICIPAL ADDRESS	3481 8 Street, Nisku, AB
LEGAL DESCRIPTION	Plan 1524641, Block 1, Lot 8
MARKET	Nisku Industrial Park 34
SITE SIZE	3.31 Acres
TAXES	\$23,217.93 (2024)
AVAILABILITY	Immediately

**SALE PRICE:**  
**\$2,900,000.00**





# KEEP IN TOUCH



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