

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

HWY 2 EXPOSURE LANDS

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB, T5J 2Z1
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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