



**FOR SALE
QEII
INVESTMENT
OPPORTUNITY**

APPROVED FOR SUB-DIVISION

SALE PRICE: \$4,893,000

2130 Sparrow Drive,
Nisku, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Doug Rae
Partner
780 722 6795
doug.rae@cwedm.com

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ADDITIONAL ± 2.00 ACRES FOR LEASE

PROPERTY DETAILS

SIZE

6.99 Acres

LEGAL DESCRIPTION

Lot 1E, Block 1, Plan 0526671

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 Commercial Zoning.
- Significant property tax advantage over Edmonton.
- Various development or owner user opportunities.
- ±2.00 Acres of additional land available to lease from Leduc County.
- Property has been approved for sub-division.

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PROPOSED NEW PROPERTY LINE

