



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

**APPROVED FOR SUB-DIVISION**

**SALE PRICE: \$5,242,500**

2130 Sparrow Drive,  
Nisku, AB

Cushman & Wakefield Edmonton  
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QUEEN ELIZABETH II HIGHWAY

SPARROW DRIVE

HIGHWAY 19 | 625

ADDITIONAL ± 2.00 ACRES FOR LEASE

# 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.
- ±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

