



PROPERTY DETAILS

Property:	AIRPORT CROSSING
Address:	11 Avenue & Sparrow Drive, Nisku
Site Sizes:	1.52 to 5.46 Acres
Sale Price:	\$750,000 per acre

AERIAL VIRTUAL TOUR



PROPERTY HIGHLIGHTS

- Prime visibility with direct access to QEII Highway, Airport Road, and Sparrow Drive
- Zoned for Commercial Service (CS), offering versatile business opportunities
- Suitable for primary uses like automotive and equipment repair, sales and services, warehousing, retail, business offices, convention facilities, and personal/healthcare services
- Discretionary uses may include auction services, body repair shops, commercial storage, RV storage, indoor recreation facilities, contractor services, and manufactured home sales and services



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PLAN	LOT	Address	Size (Acres)	Price
PLAN 1623601	Block 1, Lot 30	203-11 Ave, Nisku	2.72	\$2,040,000
PLAN 1623601	Block 1, Lot 31	211-11 Ave, Nisku	2.74	\$2,055,000
PLAN 1623601	Block 2, Lot 1	203-12 Ave, Nisku	1.52	\$1,140,000
PLAN 2320196	Block 2, Lot 7	210/216- 11 Ave, Nisku	2.54	\$1,905,000
PLAN 1623601	Block 1, Lot 31 + 32	203/211-11 Ave, Nisku	5.46	\$4,095,000



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Neighbourhood features:



BUSINESS PARK



AIRPORT



HWY ACCESS

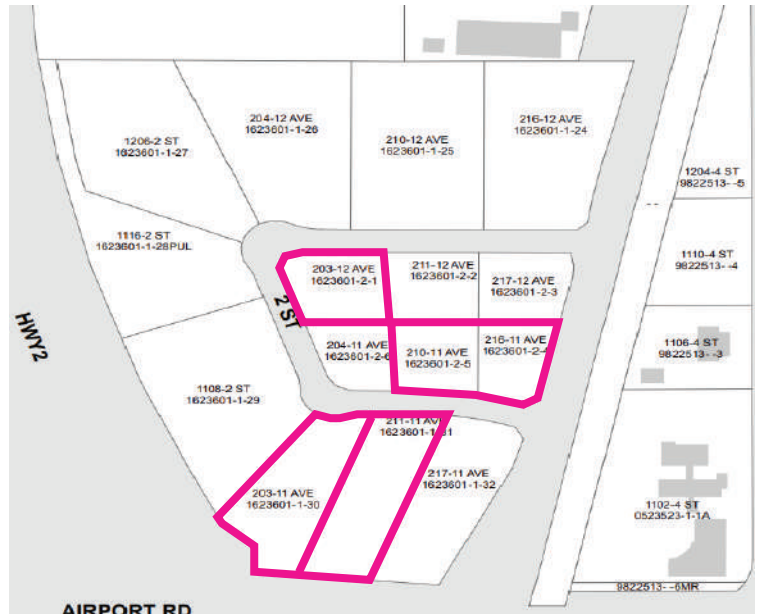


RESTAURANTS



**MARKET
HIGHLIGHTS**

- High exposure location
- Prime development land near Edmonton International Airport
- Ideal for logistics, transportation, or aviation-related businesses
- Close proximity to major transportation routes, including QEII Highway and Airport Road
- High potential for future growth and investment due to expanding airport infrastructure
- Located in a rapidly developing industrial hub with easy access to cargo and freight services
- Ideal site for Auto/Recreational vehicle businesses



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