



FOR SALE SPINE ROAD INDUSTRIAL PARK

9 STREET & 25 AVENUE, NISKU, AB

UP TO 33.51 ACRES OF INDUSTRIAL DEVELOPMENT LAND

Jonathan Zukiwsky, Senior Associate
(780) 965-9119
Jonathan.Zukiwsky@MarcusMillichap.com

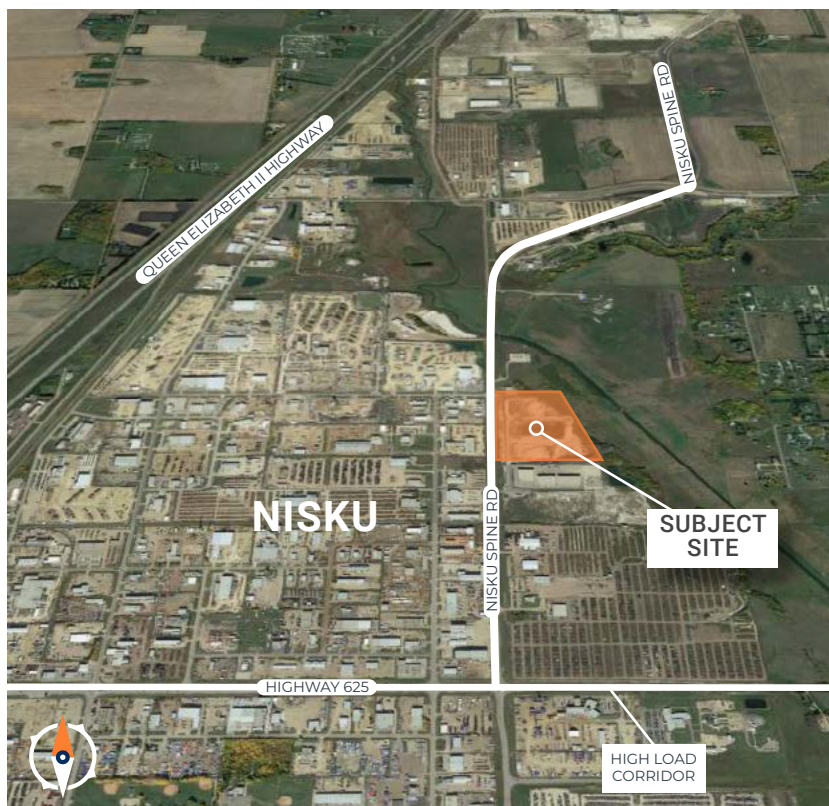
Benjamin Shopland, Associate
(780) 689-7497
Benjamin.Shopland@MarcusMillichap.com

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OVERVIEW

OPPORTUNITY

Fully serviced, prime industrial development land in Nisku Business Park, Leduc County, Alberta. The site has been subdivided into 18 separately titled lots and is located directly facing the new Nisku Spine Road, which is to be fully completed October 2022. This opportunity provides high visibility, excellent transportation routes and supports a wide variety of industrial uses.



SALIENT DETAILS

Municipal Address: 2431 9 Street, Nisku, AB

Area: 1.39 - 33.51 Acres

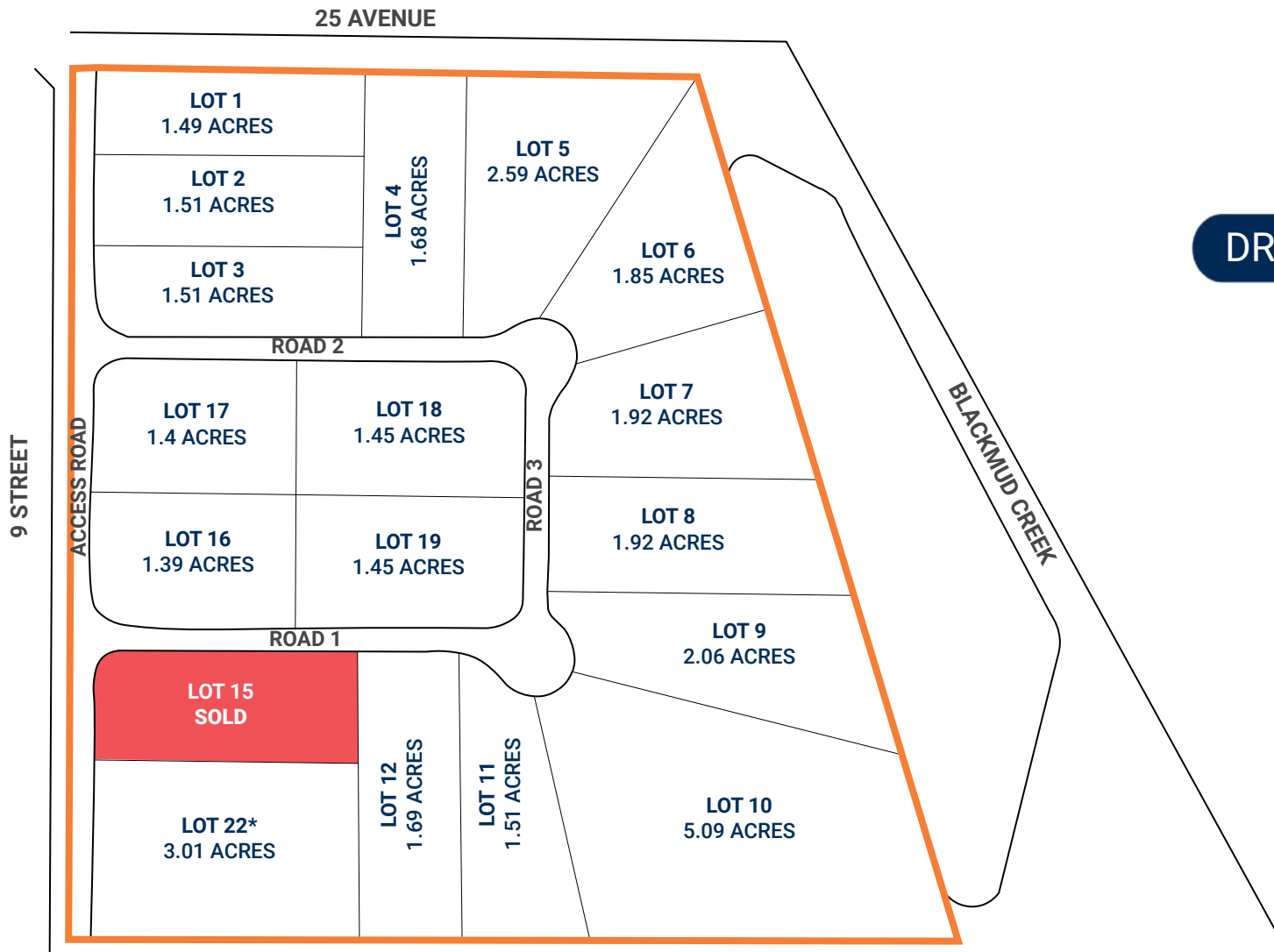
Asking Price: \$450,000 - \$500,000 Per Acre

DC - Direct Control

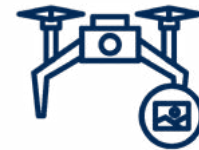
Land Use:

*the land use shall be determined by Council and adopted through a bylaw. However, as discussed with the County Planner, the surrounding lots of subject site have a land use of LI - Light Industrial and IND - Industrial, therefore, a land use of either LI or IND is considered to be approved by council given the conformity to surrounding land uses.

DETAILS + SITE PLAN

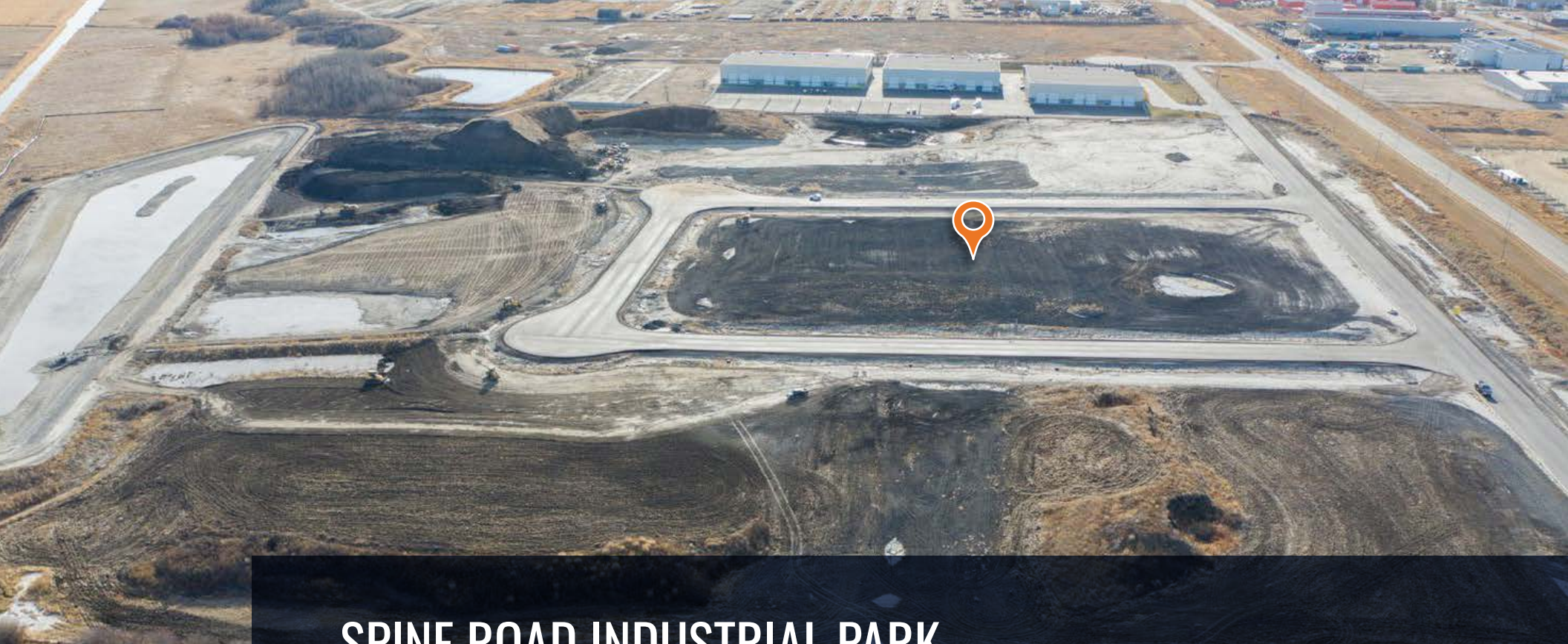


* Lot 22 is the consolidation of Lots 13 and 14



DRONE VIDEO





SPINE ROAD INDUSTRIAL PARK

PRESENTED BY

JONATHAN ZUKIWSKY

Senior Associate

Cell (780) 965-9119

Email Jonathan.Zukiwsky@MarcusMillichap.com

BENJAMIN SHOPLAND

Senior Associate

Cell (780) 689-7497

Email Benjamin.Shopland@MarcusMillichap.com

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