



24521 Township Road 510, Nisku

**26.25 Acres (+/-) Land**

## PROPERTY DETAILS

Address:	24521 Township Road 510, Nisku
Legal:	Plan 0622076; 1; 5
Zoning:	820 - Mixed zoning
Lot Size:	26.25 Acres (+/-)
Includes:	3,000 SF (+/-) 2 Floor office 10,000 SF (+/-) Shop foundation
Sale Price:	\$5,850,000.00

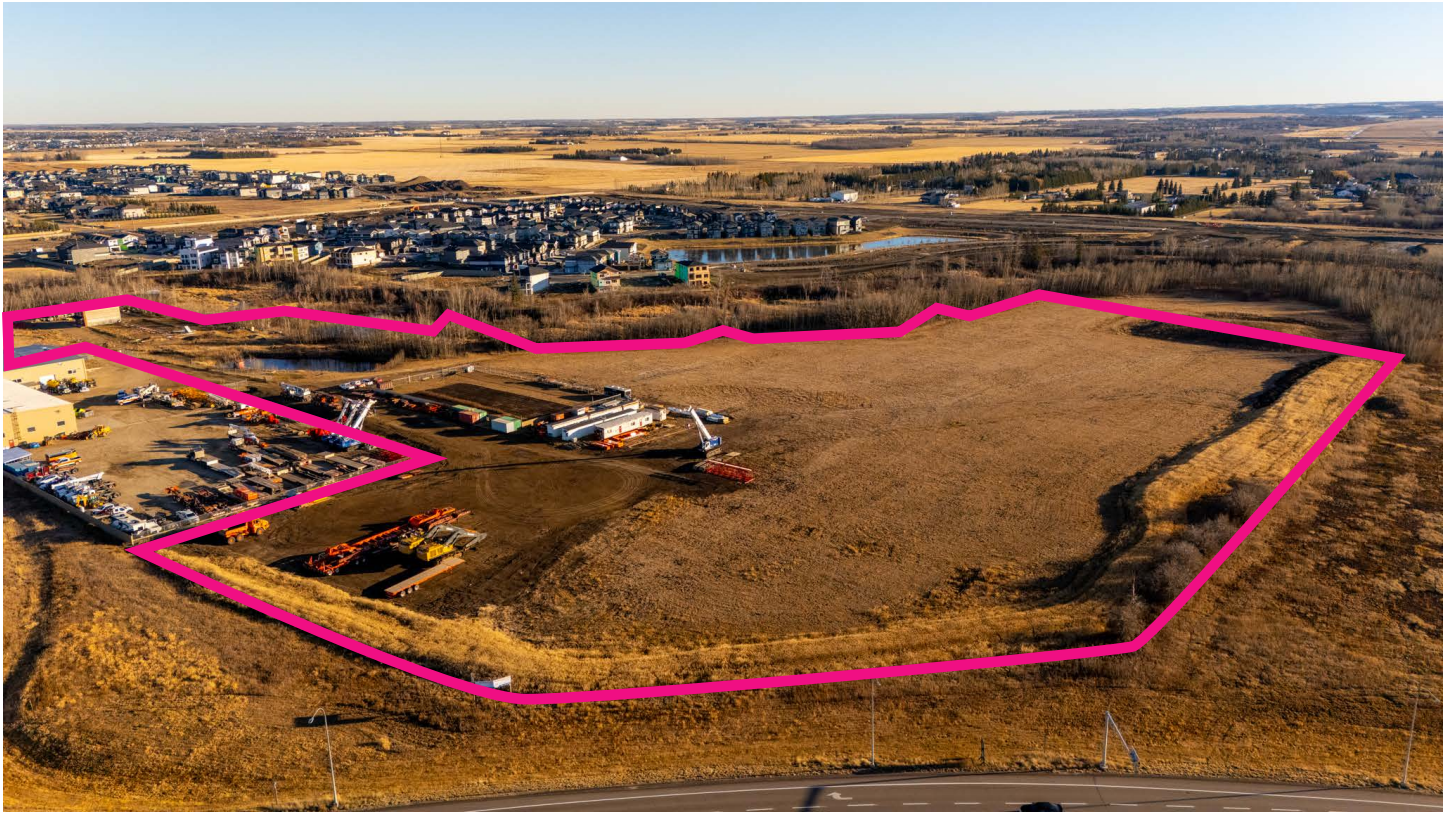
## PROPERTY HIGHLIGHTS

- Prime location in Nisku Industrial Park, ideal for a diverse range of occupants
- Exceptional accessibility
- Variety of uses permitted
- Only a short drive to EIA. and south Edmonton
- Leduc County taxes



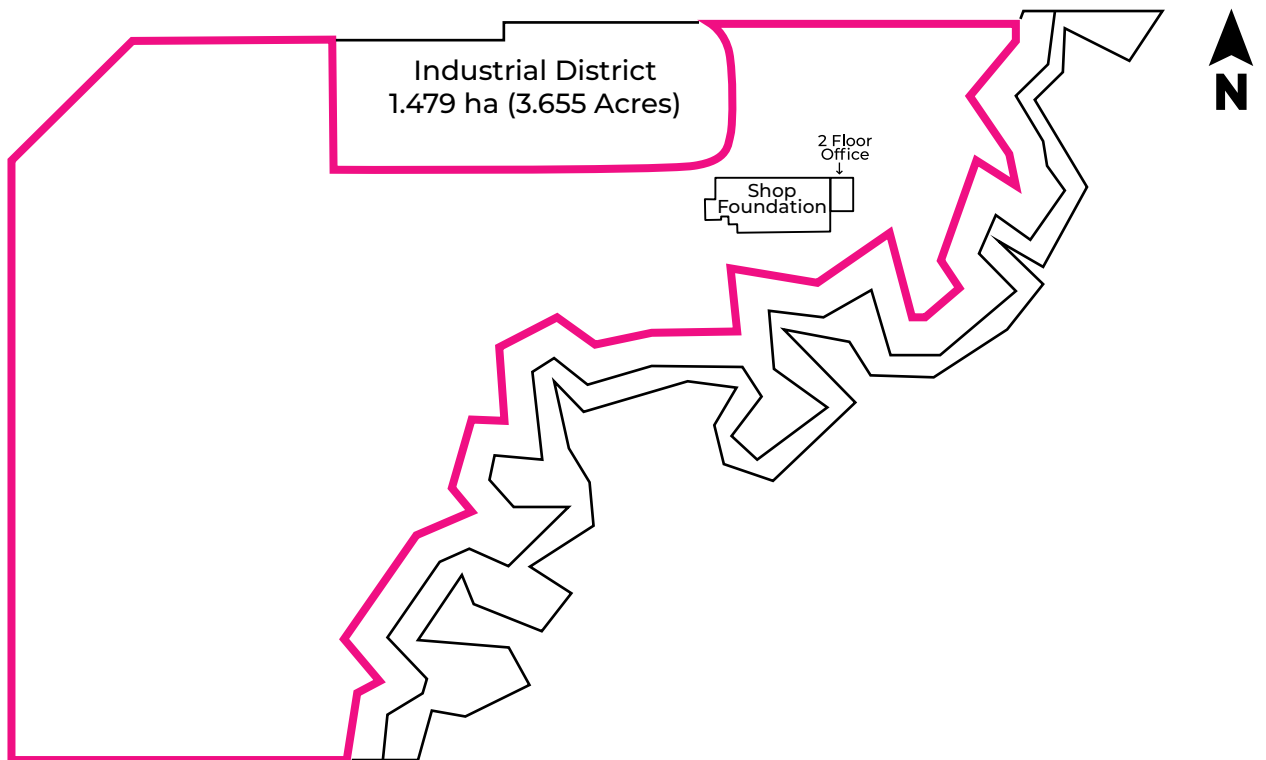
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**SITE  
PLAN**

24521 Township Road 510, Nisku



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.





 **NEIGHBORHOOD HIGHLIGHTS**

- **Prime Industrial Location:** Located near Nisku Industrial Park, one of Canada's largest and most active industrial hubs
- **Excellent Road Access:** 41 Avenue South West and Highway 2 (QEII) provides seamless routes for trucking, distribution, and regional access
- **Close to Edmonton International Airport (EIA):** Only a short drive to EIA, making it convenient for businesses needing quick access to air travel or freight services
- **Nearby Retail & Entertainment:** Minutes away from South Edmonton, Premium Outlet Collection, Century Mile Racetrack & Casino, and other nearby retail/dining spots
- **Built for Business:** Surrounded by established industrial infrastructure, this location supports growth for logistics, service, and light manufacturing operations



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