



1201-16 Avenue, Nisku

**NISKU STORAGE YARD**



## PROPERTY DETAILS

Address:	1201-16 Avenue, Nisku
Legal:	Plan 0620522, Block 4, Lot 7
Zoning:	IND (Industrial)
Total Size:	4.37 Acres (+/-)
Lease Rate:	\$4,000 / acre + GST + property tax



## PROPERTY HIGHLIGHTS

- Convenient access to Highway 625 and Airport Road
- Secure, fully fenced, gated, and graveled lot
- Located just minutes from Edmonton International Airport (EIA), Premium Outlet Collection, Discovery Business Park, Century Mile Racetrack, and Leduc
- Power on site
- Ability to purchase Quonset

## AERIAL TOUR



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BUSINESS PARK



AIRPORT



HWY ACCESS



RESTAURANTS

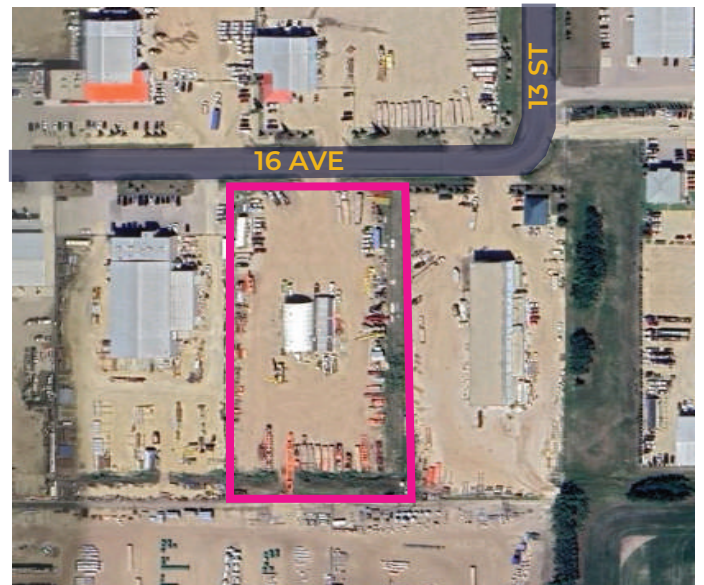






## NEIGHBORHOOD HIGHLIGHTS

- **Prime Industrial Location** – Situated in the heart of Nisku Industrial Park, one of Alberta's largest business hubs
- **Excellent Connectivity** – Quick access to Queen Elizabeth II Highway, Highway 625, and Sparrow Drive
- **Proximity to Edmonton International Airport (EIA)** – Ideal for logistics, transportation, and distribution businesses
- **Thriving Business Environment** – Surrounded by a strong mix of industrial, manufacturing, and service-oriented businesses
- **Nearby Amenities** – Close to EIA Premium Outlet Collection, Costco, Century Mile Racetrack & Casino, hotels, and restaurants
- **Growing Workforce Hub** – Convenient access for employees commuting from Edmonton, Leduc, and surrounding areas



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