



3290 8 Street, Nisku

3,600 SF YARD W/QUONSET



PROPERTY DETAILS

Address:	3290 8 Street, Nisku
Legal:	Plan 0324910, Block 1, Lot 4
Zoning:	IND (Industrial)
Lot Size:	1 Acre (+/-) Fenced, gated, and graveled
Size:	3,600 SF (+/-) Quonset
Lease Rate:	\$6,500 / month
Sale Price:	\$925,000.00
Property Taxes:	TBC



PROPERTY HIGHLIGHTS

- 3,600 SF Quonset
- Prime Nisku location with high visibility
- Direct exposure to QEII Highway traffic
- Convenient access to 41 Ave SW, EIA, Premium Outlet Collection, Discovery Business Park, Century Mile, and Leduc
- Zoned for industrial use (IND)
- Secure, fully fenced and gated yard with gravel surface



Jim McKinnon
 Broker / Partner
 780-719-8183
jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
erin@aicrecommercial.com



PROPERTY HIGHLIGHTS

- Located within the expansive Nisku Industrial Park
- Quick access to QEII Highway and major transportation routes
- Minutes from Edmonton International Airport
- Surrounded by established industrial and logistics operators
- Ideal location for distribution, manufacturing, or service-based businesses



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