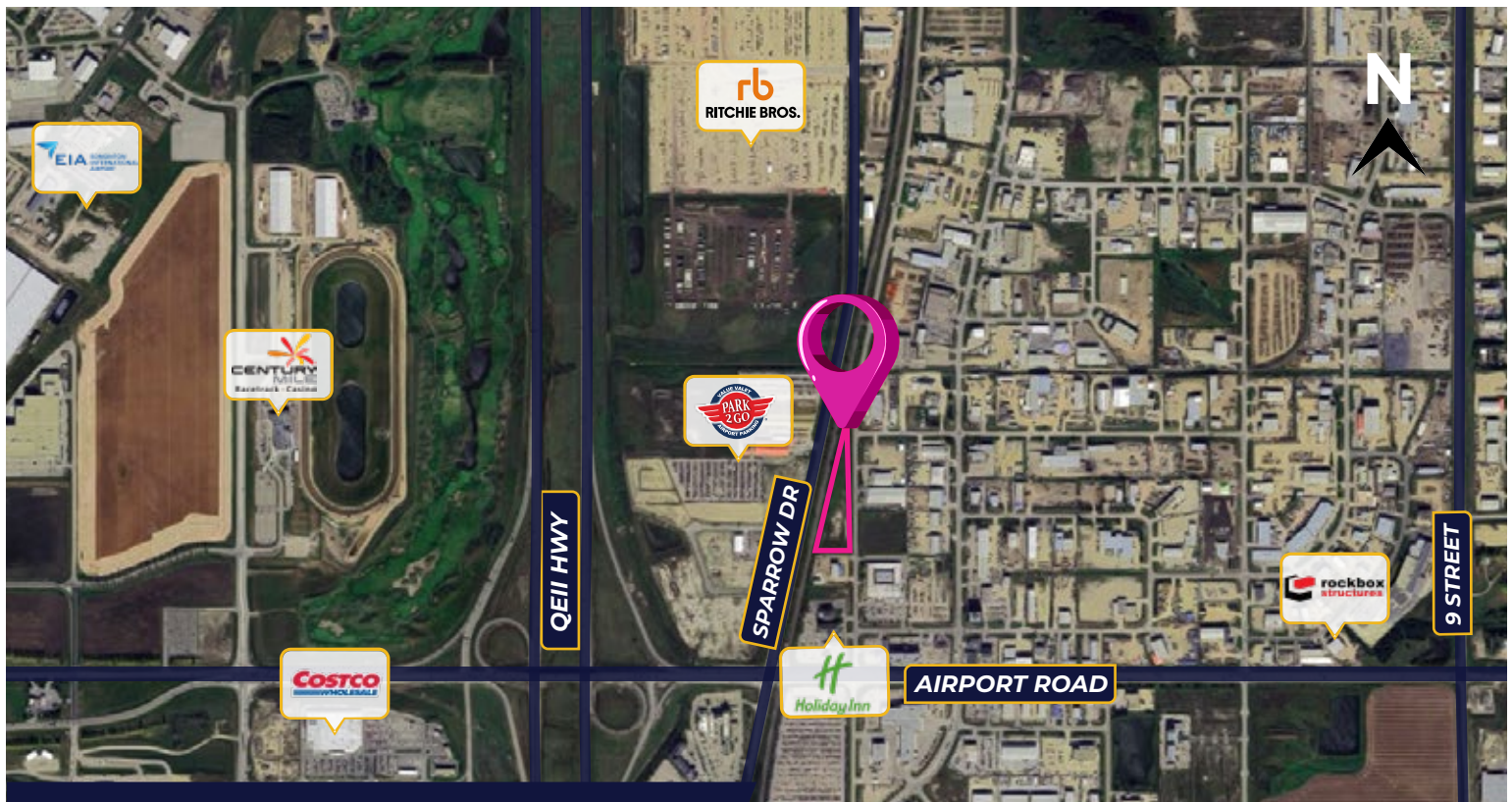




1110 / 1204 4 Street, Nisku

4.75 Acres (+/-) Land



PROPERTY DETAILS

Address:	1110 / 1204 4 Street, Nisku
Legal:	Plan 9822513 LOT 4 & LOT 5
Zoning:	General Industrial (GI)
Site Size:	4.75 Acres (+/-)
Sale Price:	\$2,495,000.00
Available:	Immediately



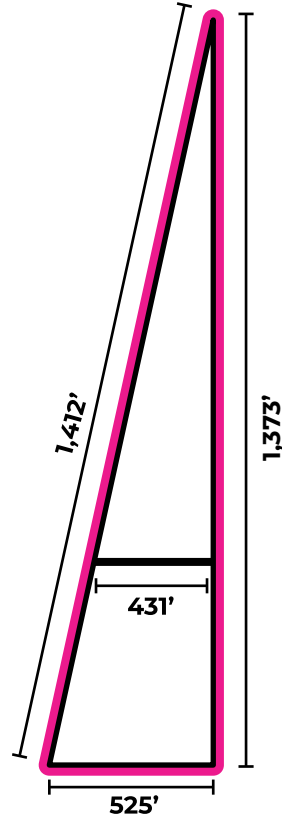
PROPERTY HIGHLIGHTS

- Located on 2 separately titled lots
- Prime location in Nisku Industrial Park with exceptional accessibility
- Variety of uses permitted
- Easy access to QEII Highway, Airport Road, and Edmonton International Airport



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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. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Neighbourhood features:



BUSINESS PARK



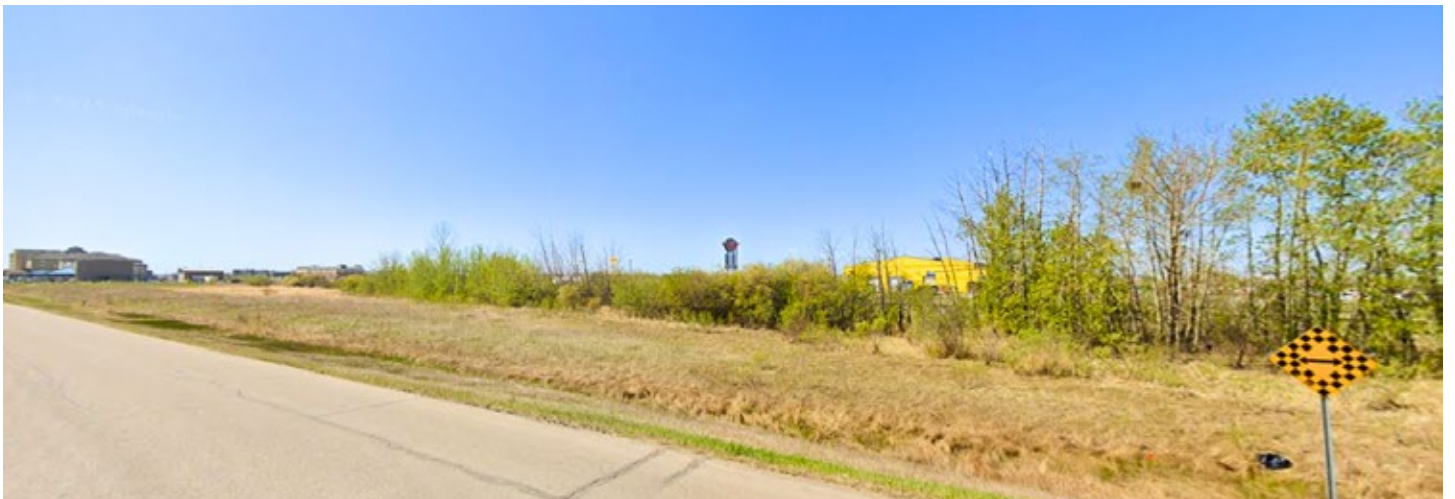
AIRPORT



HWY ACCESS



RESTAURANTS





NEIGHBORHOOD HIGHLIGHTS

- **Prime Location in Nisku Business Park:** Situated in a well-established industrial hub with easy access to major transportation routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEI Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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