



DIRECT EXPOSURE TO HWY. 2

Spine Road

16.61 ACRES

Highway 2 N.

## Fully Prepared Industrial Land For Sale 16.61 Acres

### Property Highlights

- A rare parcel of fully serviced and prepared lands with over 1/2 a kilometre of direct exposure to Highway 2
- Strategically located in Nisku, minutes from Leduc, Edmonton International Airport and southeast Edmonton
- Exceptional access to 41st Avenue interchange, Highway 2, Highway 625, Anthony Henday Drive and the High Load Corridor
- Site is fully fenced and gravelled with compaction reports available
- Lands are fully serviced
- Zoned DC (Direct Control) to allow for a variety of different uses
- 4th Street provides paved access to property

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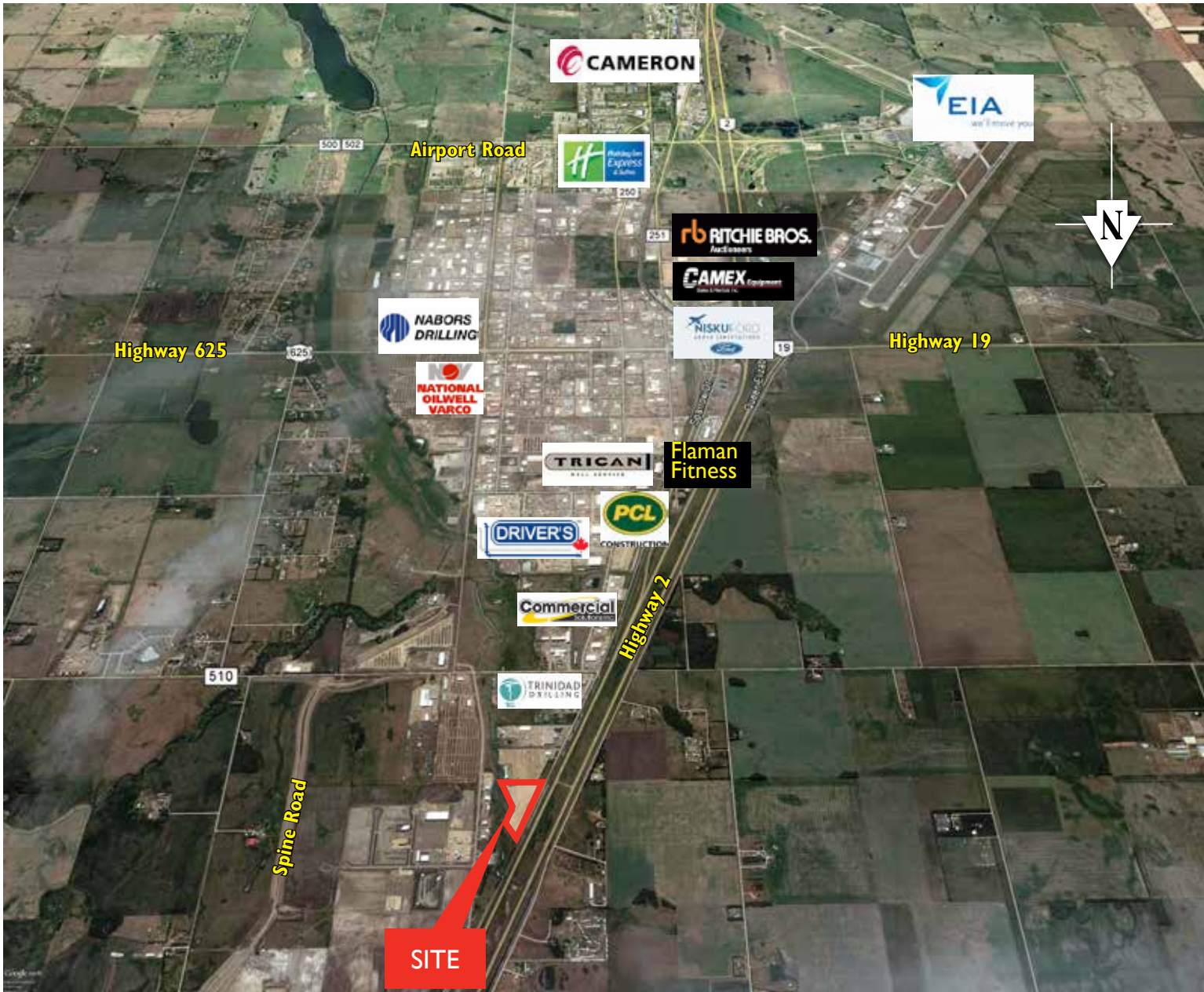
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**Aerial Map**



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## BUILDING FEATURES

SITE SIZE:	16.61 acres *(includes 2.3 acres land lease and 14.31 acres titled) Land Lease cost: \$16.10/year (\$5.00/acre/year)
LOCATION:	3201 - 4 Street, Nisku, AB
SERVICES:	Fully serviced

SITE IMPROVEMENTS:	Fully fenced & gravelled
TRAFFIC FLOW:	89,470 vpd on Highway 2
ZONING:	DC - Direct Control
LEGAL DESCRIPTION:	Plan 7521326, Block B (14.31 Acres)
SALE PRICE:	\$7,400,000 (\$517,120/Acre)

## Property Photo



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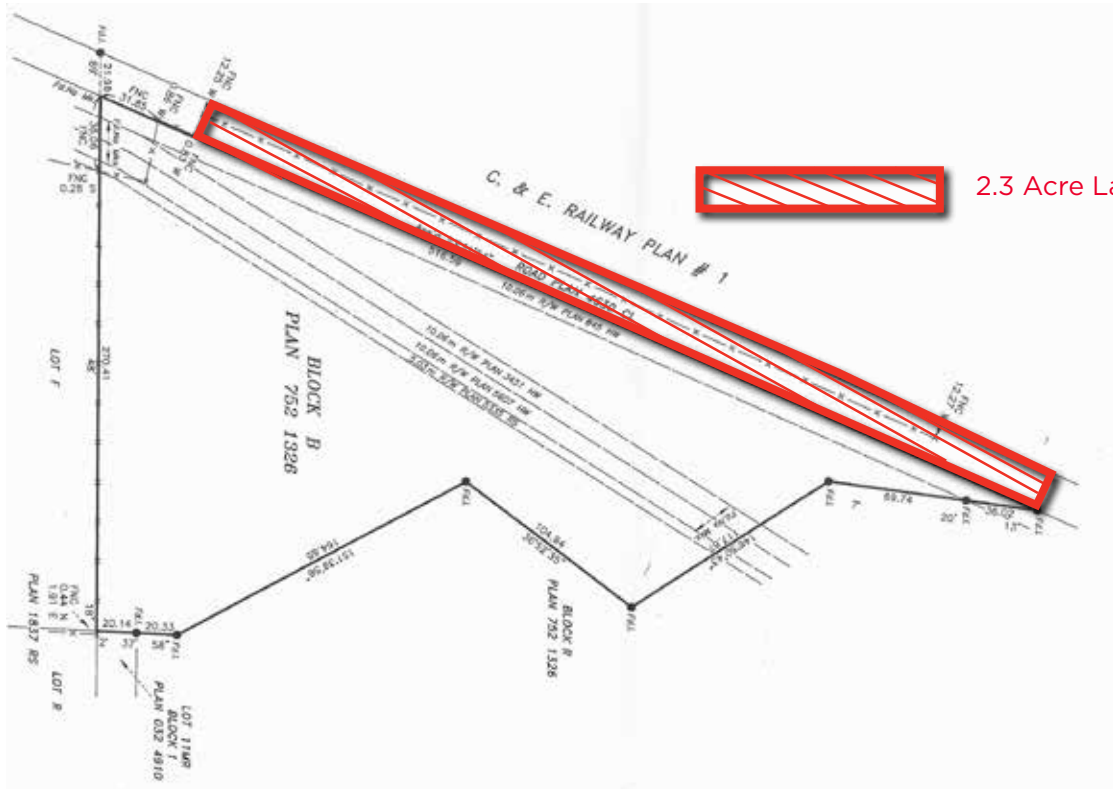
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**Real Property  
Report**



**Aerial Photo**



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