

An aerial photograph of an industrial area. A large parcel of land is highlighted in a semi-transparent blue color with a white dashed border. The highlighted area is located in the center-right of the image, adjacent to a road. The surrounding area contains various industrial buildings, parking lots, and some undeveloped land. The Colliers logo is in the top left corner.

Colliers

For Sale

## NOV Nisku Land

±85 acres of highly compacted land with exposure to Highway 625. Potential for rail spur on site.

2201 9 Street, Nisku | AB

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## Property Summary



Site Size  
**±85 acres**



Legal Description  
**4-24-50-30-SW**



Zoning  
**Industrial**



Property Tax  
**TBD**



Asking Price  
**\$150,000  
per acre**

## The Location

This property has excellent access to the Nisku Spine Road, Highway 625, Queen Elizabeth II Highway, and Anthony Henday Drive. From the property, QEII Highway is 2.3 km away (3-minute drive), 6.4 km (7-minute drive) to the airport, and 13.7 km (10-minute drive) to AHD. Highway 625 is directly south of the property line.

The site has a CP rail spur on the NW corner. There is potential to have it extended further onto the site.

## Map



**2201 9 Street, Nisku, Alberta**

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