



FOR SALE QEII INVESTMENT OPPORTUNITY

APPROVED FOR SUB-DIVISION

SALE PRICE: \$5,242,500

2130 Sparrow Drive,
Nisku, AB

Cushman & Wakefield Edmonton
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Edmonton, AB T5J 2Z1
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Doug Rae
Partner
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QUEEN ELIZABETH II HIGHWAY
SPARROW DRIVE

HIGHWAY 19 | 625

ADDITIONAL ± 2.00 ACRES FOR LEASE

PROPERTY DETAILS

SIZE

6.99 Acres

LEGAL DESCRIPTION

Lot 1E, Block 1, Plan 0526671

INCOME

Land Lease | 3 Acres | \$276,000/year

PROPERTY TAXES

\$54,544.74 (2026)

COMMENTS

- Billboard \$60,000
- 1000 amp Service
- 200 amp Service
- Permanent lighting
- Controlled access points
- The Property has excellent potential for additional income.

LOCATION HIGHLIGHTS

**QEII HIGHWAY SEES
94,280 VEHICLES PER DAY**

- (CS) Service Commercial Zoning.
- Significant property tax advantage over Edmonton.
- Various development or owner user opportunities.
- ±2.00 Acres of additional land available to lease from Leduc County.
- Property has been approved for sub-division.

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PROPOSED NEW PROPERTY LINE

