

NISKU SPINE RD



**BORDER**  
BUSINESS PARK

LAND FOR SALE  
LOTS FROM 3.63 ACRES

**Hopewell** 

**AVISON  
YOUNG**



Site 3 \*  
10.52 Acres

NISKU SPINE RD

UFA

RED-L

37 AVENUE

13 STREET

Site 2 \*  
14.52 Acres

UNION TRACTOR LTD.

SureWerx

Site 1  
5.33 Acres

SITE 1

Legal Description	1422750;4;2
Municipal Address	1540 - 37 Avenue, Nisku
Zoning	IL - Light Industrial
Site Area	5.33 Acres

**Sale Price:**  
\$650,000 per acre

SITE 2

Legal Description	1422750;5;1
Municipal Address	3650 - 13 Street, Nisku
Zoning	IL - Light Industrial
Site Area	14.52 Acres

\* can be subdivided into four 3.63 acre lots

**Sale Price:**  
\$575,000 per acre

For full 14.52 acres

**\$640,000 per acre**

For 3.63 acres lots

SITE 3

Legal Description	1295TR;B
Zoning	BPT - Business Park Transitional
Site Area	10.52 Acres

\* can be subdivided

**Sale Price:**  
\$695,000 per acre

For full 10.52 acres

PROPERTY HIGHLIGHTS



OUTSTANDING ACCESS/EGRESS



ACCESS TO SKILLED LABOUR FORCE



LOWER PROPERTY TAXES



ALL MODES OF TRANSPORTATION NEARBY

EXPEDITED DEVELOPMENT PERMIT PROCESS IN THE COUNTY OF LEDUC

- Rare opportunity for remaining development ready sites in a rapidly developing industrial node
- Proximity to the CP Intermodal Yard
- Accessibility and proximity to major arterial roadways
- No on-site/off-site levies owing
- Uniform shaped sites with little to no development challenges
- Part of a major business park development (UFA, Union Tractor, Red-L, Canada Cartage Logistics, SureWerx)
- Services are in the adjacent roadway / ready for immediate development
- Sites 1 and 2 are graded and prepped to drain
- Site 3 has incredible exposure

# LOCATION OVERVIEW

1540 37 AVENUE, NISKU, AB






## DRIVE TIMES

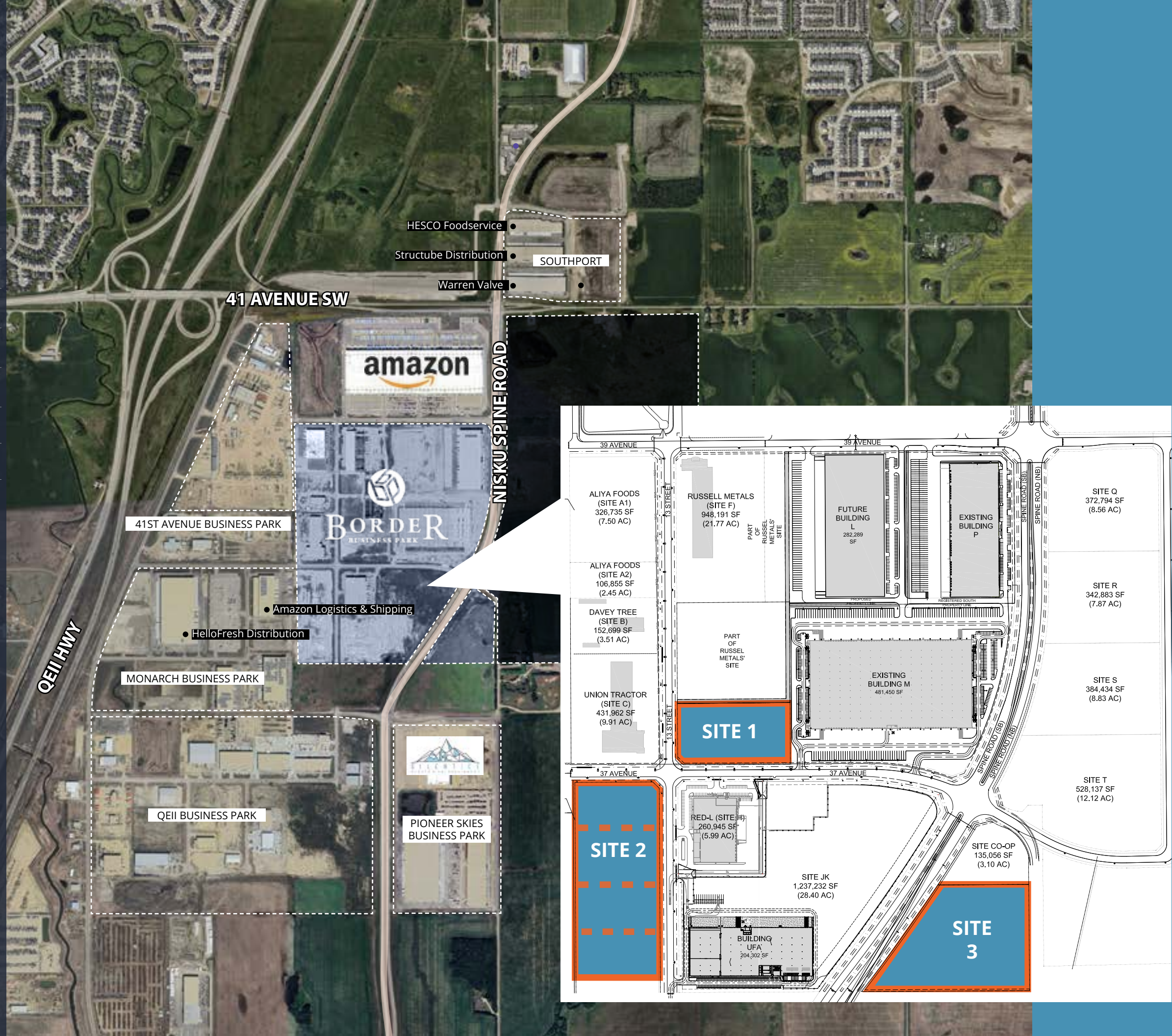
Anthony Henday Drive	6 mins
Yellowhead Trail/ HWY 16	18 mins
CN Edmonton 41 Avenue SW Intermodal Terminal	26 mins
CP Edmonton 39 Avenue Intermodal Terminal	5 mins
Downtown Edmonton	25 mins
Edmonton International Airport	11 mins

## LABOUR FORCE

Within 10k	180,528
Within 5k	46,008
Within 3k	8,236

## DEMOGRAPHICS (WITHIN 5K)

	<b>76,919</b> Population
	<b>25,966</b> Households
	<b>19.3%</b> Pop. Change (2024 - 2029)
	<b>\$141,978</b> Average household income
	<b>34.2</b> Median Age



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Let's  
talk.

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**AVISON  
YOUNG**