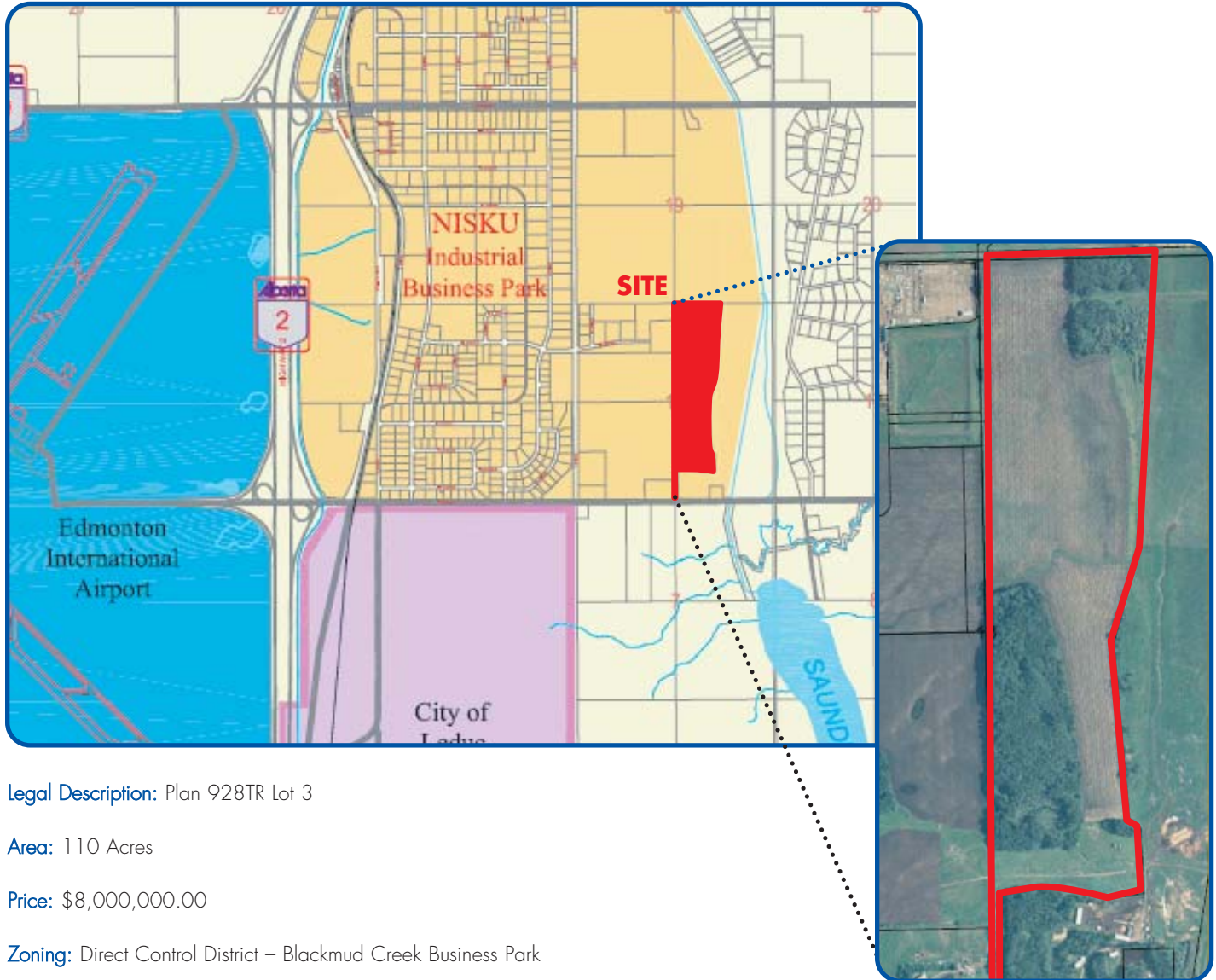


# FOR SALE

## Nisku Development Lands

Edmonton, Alberta

Edmonton



**Legal Description:** Plan 928TR Lot 3

**Area:** 110 Acres

**Price:** \$8,000,000.00

**Zoning:** Direct Control District – Blackmud Creek Business Park

**Servicing:** Water and Sanitary connections available on site. (See attached diagram)

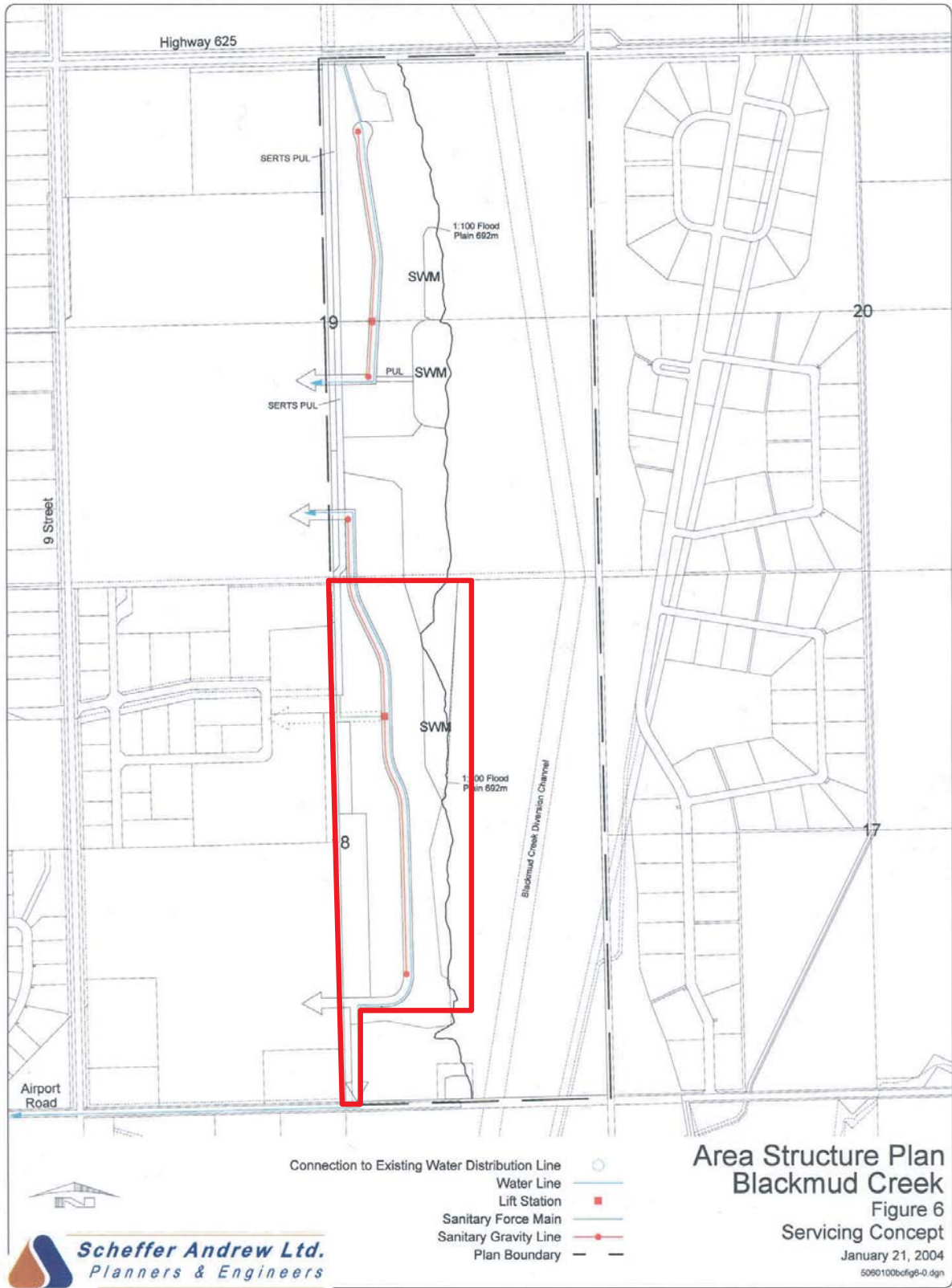
The site is comprised primarily of topsoil underlain by clay till over shallow bedrock. Overall, the subject property is conducive for commercial or industrial development with no significant geotechnical problems anticipated.

This site is zoned Direct Control and some permitted uses include but are not limited to professional buildings, light indoor manufacturing, limited outdoor storage / display, personal/health care service, indoor recreation, and religious assembly.

### For more information or to view, please contact:

Exclusive Agents Herman Gee ■ Arden Tse  
hgee@barclaystreet.com ■ atse@barclaystreet.com  
600, 10117 Jasper Avenue ■ Edmonton, AB T5J 1W8  
p: 780-409-8072 f: 780-638-2056





*The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract.  
This offering may be altered or withdrawn at any time without notice.*

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