

\$4,599,000 - 1102 6 Street, Nisku

MLS® #E4422994

\$4,599,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Nisku, Nisku, AB

COURT ORDERED SALE. Building is well suited for a variety of industrial operations, given its configuration and multiple drive-thru loading doors. The main 20,600 SF± building sits on 3.77 acres± and offers a superior land to building ratio of 12.5% ideal for additional development, outdoor storage, equipment marshaling for transport/distribution users or lot staging. The property is strategically located in the Nisku Industrial Park providing superior access to QE2 Highway and Anthony Henday Ring Road. The subject property offers a 2.27 acre± surplus land component which can be independently sold to an owner/ occupier or developer.

Built in 2005

Essential Information

MLS® #	E4422994
Price	\$4,599,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Industrial
Status	Active

Community Information

Address 1102 6 Street



Area	Nisku
Subdivision	Nisku
City	Nisku
County	ALBERTA
Province	AB
Postal Code	T9E 7N7

Exterior

Exterior	Metal, Mixed, Steel Frame
Construction	Metal, Mixed, Steel Frame

Additional Information

Date Listed	February 26th, 2025
Days on Market	37
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 8:17am MDT