

## \$6,999,000 - 3075 4 St, Nisku

MLS® #E4269532

**\$6,999,000**

Bedroom, Bathroom, 7,440 sqft  
Land Commercial on 19.27 Acres

Nisku, Nisku, AB

BLACKMUD LANDING SITE- 19.27 acres of Industrial land in Nisku with direct exposure to QE2 highway! Rare opportunity to purchase a highly visible industrial site. Property currently contains two industrial buildings totaling 7,440 sf and is partially developed with compacted gravel. Numerous redevelopment possibilities and opportunities. Strategic location with excellent access to 41 Avenue interchange Nisku Spine Road, Hwy 2, Hwy 625 and Anthony Henday.

Built in 1999

### Essential Information

MLS® #	E4269532
Price	\$6,999,000
Square Footage	7,440
Acres	19.27
Year Built	1999
Type	Land Commercial

### Community Information

Address	3075 4 St
Area	Leduc County
Subdivision	Nisku
City	Nisku
Province	AB
Postal Code	T9E 8L1



**Exterior**

Construction            Steel Frame

**Additional Information**

Date Listed            November 12th, 2021

Zoning                 IND

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Listing information last updated on April 30th, 2024 at 1:01am MDT