

## \$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	64
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 May 1st, 2025 at 3:47pm MDT