



FOR SALE

NISKU COMMERCIAL LANDS 5.54 ACRES OF PRIME DEVELOPMENT LANDS

12 Avenue & 4th Street Nisku, Alberta



- Ideal commercial development site in Canada's largest business park
- Anchored by Nisku Inn and in close proximity to Highway 2
- Ideally situated which will benefit from the year to year increase in customer traffic at the Edmonton International Airport

For more information please contact:

Ayaz Bhanji, Broker/Owner
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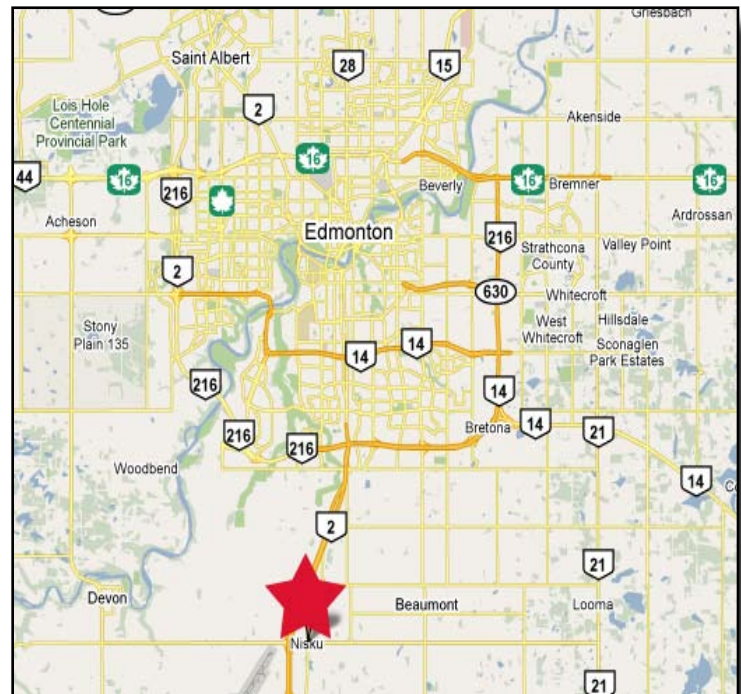
Sam Narayan, Manager/Owner
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

Nisku is located in Alberta's International Region. The region serves a market population that is over 50,000 residents strong and is home to more than 2,600 businesses. The 6,000-acre Nisku Business Park is the largest of its kind in Canada and anchors the region. The park employs a skilled work force of over 14,000, and although there is high expertise in the energy sector, the park has been recognized on an international scale as a centre of excellence for Canada's environmental, agricultural and advanced manufacturing. This exposure to international markets alongside marketing and networking efforts made by the Leduc-Nisku Economic Development Authority has led to a 60% increase in penetration of international markets by local businesses.

Located in the heart of the International Region, just six kilometres from the subject site lies Edmonton's International Airport. In terms of passengers, it is the fifth busiest airport in Canada that accommodated 6.1 million passengers in 2007, a 16.3% increase from the 5.2 million in 2006. International passenger traffic in 2007 increased by 85% from 2006. Due to the region's rapid growth rate, a five-year, \$1 billion-dollar expansion has begun, which will enable the airport to handle approximately nine million people by 2012.

- Legal Address:** Plan 7922576 Block 19
Lot 14,15,16
- Municipal Address:** 12 Avenue & 4th Street Nisku, Alberta
- Site Size:** Lot 14 - 1.84 Acres
Lot 15 - 1.84 Acres
Lot 16 - 1.84 Acres
- Zoning:** CS - Service Commercial
- Taxes:** Lot 14 - \$4,918.32 (2008)
Lot 15 - \$6,290.61 (2008)
Lot 16 - \$6,380.19 (2008)
- Services:** Fully serviced
- Financing:** Treat as clear title
- Right of First Refusal:** Owner of the Nisku Inn has a ROFR on lots 15 and 16



Price: Please Contact

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