

\$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 | 129 |
| Zoning | Zone 81 |

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Listing information last updated on July 5th, 2025 at 1:17pm MDT