

## \$13,000,000 - 3075 4 Street, Nisku

MLS® #E4436440

**\$13,000,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Nisku, Nisku, AB

Partially developed with industrial buildings and partially compacted gravel yard. 5,240 sq. ft. main building with 1,240 sq.ft consisting of private office, open work area, reception and washroom, lunchroom/kitchenette in Mezzanine. Second building 2,200 sq.ft with 2,000 sq.ft shop and 200 sq.ft office. Plus a 50x80 tarp shed (4,000 sq.ft) with gravel floor. This property is located on a 19.27 acre lot With existing manufacturing buildings and direct access to QE II Highway.

Built in 1971

### Essential Information

|            |              |
|------------|--------------|
| MLS® #     | E4436440     |
| Price      | \$13,000,000 |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 1971         |
| Type       | Industrial   |
| Status     | Active       |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3075 4 Street |
| Area        | Nisku         |
| Subdivision | Nisku         |
| City        | Nisku         |
| County      | ALBERTA       |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T9E 0R4 |

**Exterior**

|              |                     |
|--------------|---------------------|
| Exterior     | Prefab, Steel Frame |
| Construction | Prefab, Steel Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 125            |
| Zoning         | Zone 81        |

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Listing information last updated on September 16th, 2025 at 6:17am MDT