

## \$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 | 140            |
| 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 October 1st, 2025 at 8:32pm MDT