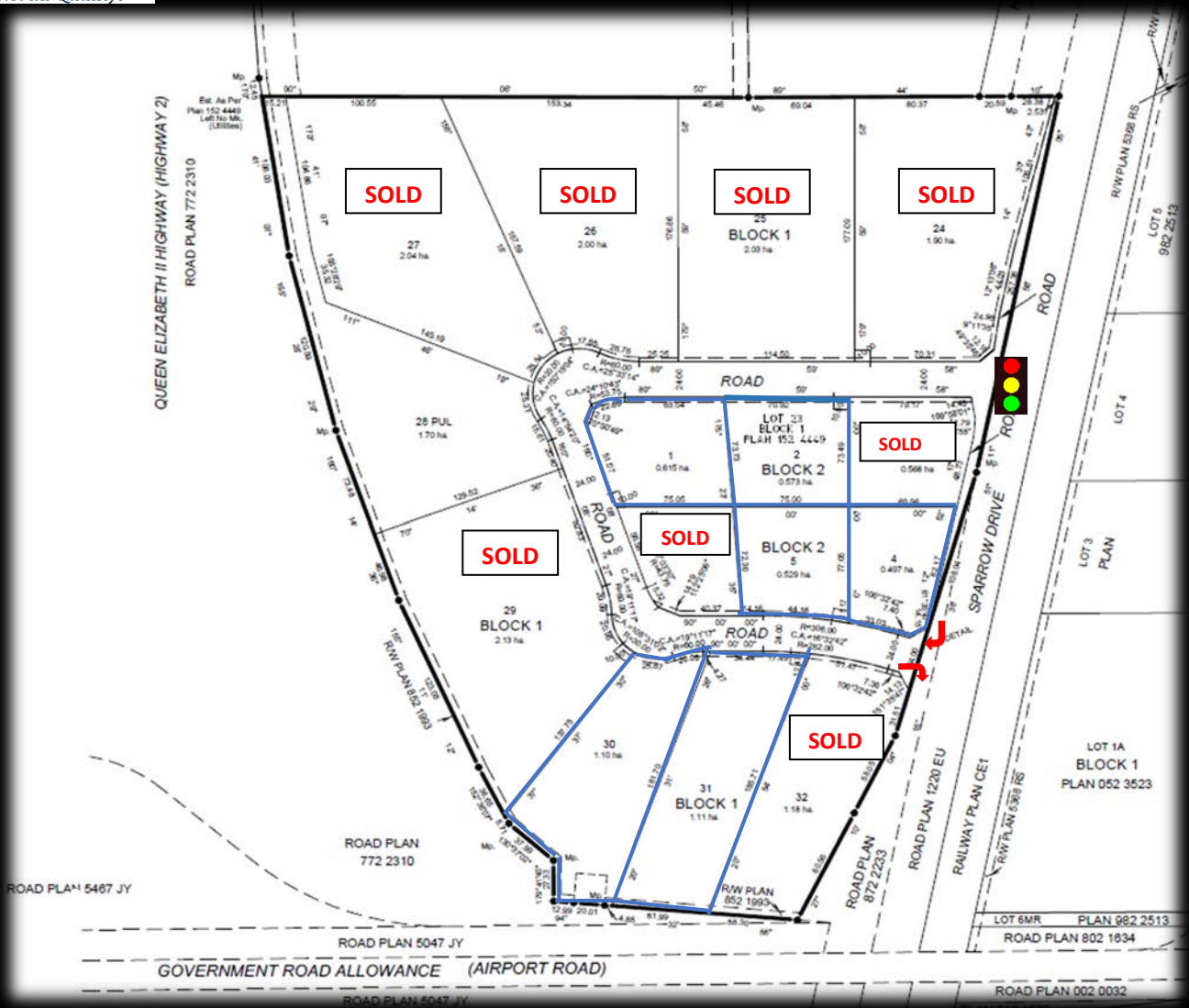


# NISKU – AIRPORT CROSSING LAND



- HIGH EXPOSURE LOCATION TO HIGHWAY Q. E. #2, AIRPORT ROAD AND SPARROW DRIVE
- LOTS AVAILABLE RANGE FROM 1.23 ACRES TO 2.74 ACRES
- FULLY SERVICED
- COMMERCIAL SERVICE (CS) ZONING
- \$1.2 MILLION PER ACRE

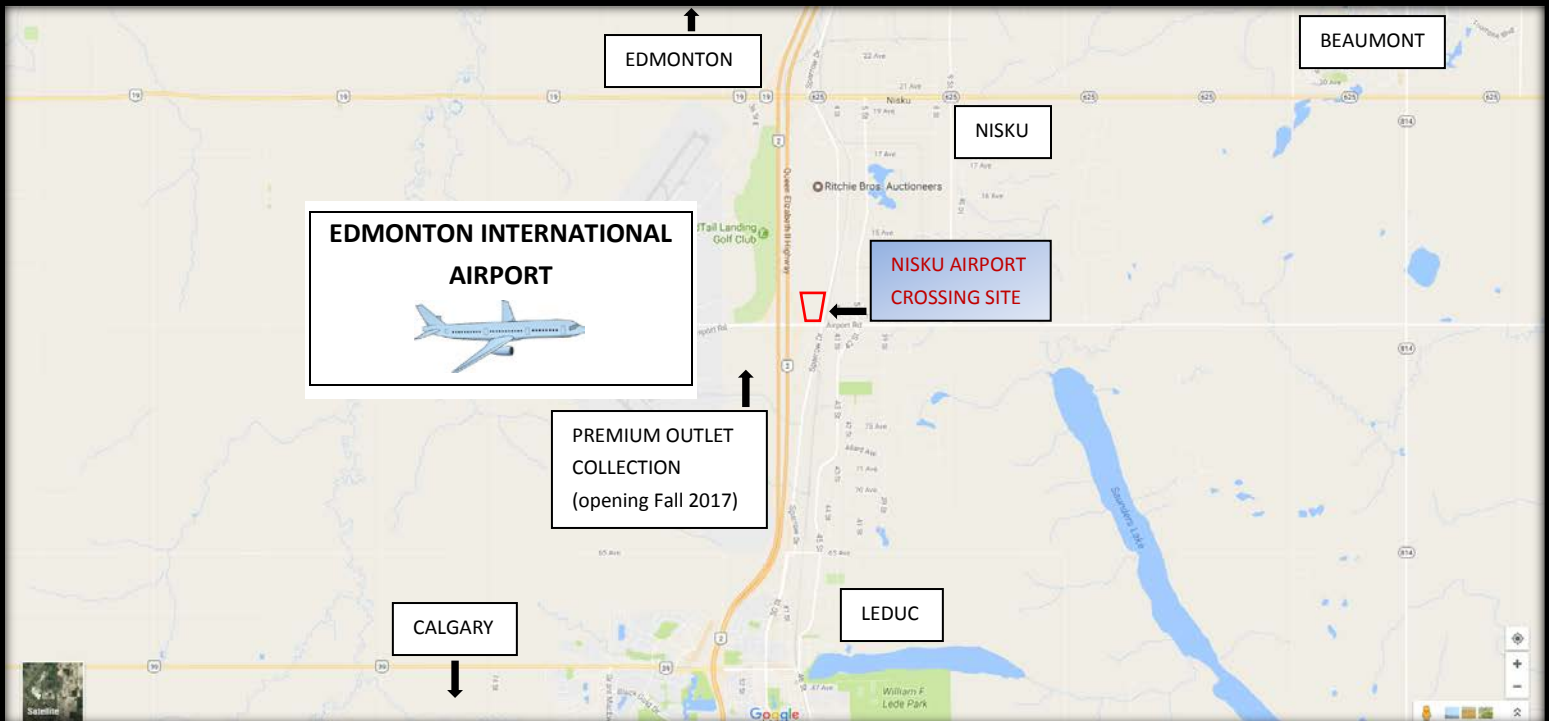
**“GIDDY UP!”**

Courtney Strong  
NEARCTIC PROPERTY GROUP  
11604 – 145 Street, Edmonton, AB  
780.414.1700



# NISKU – AIRPORT CROSSING LAND

PERFECTLY POSITIONED TO FIT YOUR COMPANY...



**“GIDDY UP!”**

Courtney Strong  
NEARCTIC PROPERTY GROUP  
11604 – 145 Street, Edmonton, AB  
780.414.1700



# NISKU – AIRPORT CROSSING LAND

## PRICING LIST

<b>LOT</b>	<b>SIZE (ACRES)</b>	<b>PRICE</b>	<b>STATUS</b>
Block 1, Lot 24	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>
Block 1, Lot 25	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>
Block 1, Lot 26	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>
Block 1, Lot 27	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>
Block 1, Lot 29	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>
Block 1, Lot 30	<b>2.72 acres</b>	<b>\$3,264,000</b>	<b>AVAILABLE</b>
Block 1, Lot 31	<b>2.74 acres</b>	<b>\$3,288,000</b>	<b>AVAILABLE</b>
Block 1, Lot 32	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>
Block 2, Lot 1	<b>1.52 acres</b>	<b>\$1,824,000</b>	<b>AVAILABLE</b>
Block 2, Lot 2	<b>1.42 acres</b>	<b>\$1,704,000</b>	<b>AVAILABLE</b>
Block 2, Lot 3	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>
Block 2, Lot 4	<b>1.23 acres</b>	<b>\$1,476,000</b>	<b>AVAILABLE</b>
Block 2, Lot 5	<b>1.31 acres</b>	<b>\$1,568,000</b>	<b>AVAILABLE</b>
Block 2, Lot 6	<b>SOLD</b>	<b>SOLD</b>	<b>SOLD</b>

Courtney Strong  
 NEARCTIC PROPERTY GROUP  
 11604 – 145 Street, Edmonton, AB  
 780.414.1700

# NISKU – AIRPORT CROSSING LAND ZONING

## 9.13 CS – Service Commercial District

### 9.13.1 General Purpose

The purpose of this District is to accommodate a range of predominantly service commercial and compatible light industrial uses in planned centres with good visibility and access.

9.13.2 Permitted Uses	9.13.3 Discretionary Uses
<i>Accessory Building</i>	<i>Amusement and Entertainment Service</i>
<i>Accommodation Service</i>	<i>Auctioneering Service</i>
<i>Animal Care Service</i>	<i>Automotive /Equipment Body Repair</i>
<i>Automotive and Equipment Repair</i>	<i>Casinos/Gambling Establishment</i>
<i>Automotive Sales and Service</i>	<i>Cemetery</i>
<i>Business Office</i>	<i>Childcare Facility*</i>
<i>Commercial Retail Service</i>	<i>Commercial Retail Service</i>
<i>Convenience Retail Service</i>	<i>Commercial Storage</i>
<i>Convention Facility</i>	<i>Contractor Service, Limited</i>
<i>Financial Service</i>	<i>Drinking Establishment</i>
<i>Funeral Service</i>	<i>Education Service</i>
<i>Gas Bar</i>	<i>Entertainment, Adult</i>
<i>Institutional Use</i>	<i>Frame &amp; Fabric Structure</i> Bylaw 10-16
<i>Personal and Health Care Service</i>	<i>Liquor Sales</i>
<i>Restaurant</i>	<i>Manufactured Home, Sales and Service</i>
<i>Utility Service, Minor</i>	<i>Manufacturing, Limited Indoor</i>
<i>Warehousing and Storage (indoor)</i>	<i>Outdoor Storage*</i>
	<i>Park</i>
	<i>Recreational Vehicle Storage</i>
	<i>Recreation, Indoor</i>
	<i>Recycling Depot</i>
	<i>Security Suite</i>
	<i>Service Station, Minor</i>
	<i>Service Station, Major</i>
	<i>Sign (in accordance with Part 8 of this Bylaw)</i>
	<i>Utility Service, Major</i>

\*Regulations for these uses are contained within Part 7 of this Bylaw

### 9.13.4 Minimum Building Setback Requirements

From the property line adjacent to:	Principal Building	Accessory Building
<i>Road, Highway – Front/Side/Rear</i>	40.0 m	40.0 m
<i>Road, Municipal Grid – Front/Side/Rear</i>	35.0 m/15.0m/ 35.0 m	35.0 m/ 6.0 m/15.0 m
<i>Road, Internal/Road, Service – Front/Side/Rear</i>	6.0 m	6.0 m/3.0m/3.0m
<i>Other lot – Side</i>	6.0 m and 2.0 m	3.0 m and 1.0 m
<i>Other lot – Rear</i>	6.0 m	1.0 m
<i>Residential Use Side/Rear</i>	6.0 m	6.0 m

### 9.13.5 Minimum Setback Requirements for Parking, Storage and Display of Products

From the property line adjacent to:	Parking, storage or display area
<i>Road, Municipal Grid / Road, Highway</i>	15.0 m
<i>From all other</i>	6.0 m

Note: Development within 0.8 km (0.5 miles) of the boundary of the right-of-way of a road, highway may have increased setbacks as determined by the Province.