

INVESTMENT OPPORTUNITY



INVESTMENT SALE

24787 117 AVENUE

Acheson, AB

Freestanding Building for sale 15,000 SF on 1.55 Acres

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PROPERTY HIGHLIGHTS

- Corner lot with two entrances to allow for excellent access and marshaling area.
- Bay 1: 11,000 SF with 10-ton crane, air exchange, office, lunchroom and four (4) loading doors.
- Bay 2: 4,000 SF bay with built out office (2) and storage mezzanine.
- Exposure to Yellowhead Trail with excellent access to Highway 60 and Anthony Henday Drive.
- Six (6) 14' x 16' grade loading doors.
- 10-Ton crane and air exchange unit.
- 22% site coverage ratio.
- Availability: 90 days.
- Fully leased to two tenants.
- Rent roll available upon execution of NDA.
- Ability to occupy Bay 2 upon closing.

REAR LOADING



PROPERTY DETAILS

MUNICIPAL ADDRESS

24787 117 Avenue, Acheson AB

ZONING

BI - Business Industrial

LEGAL

Plan 1320217, Block 1, Lot 307

CONSTRUCTION

Pre-engineered

CLEAR HEIGHT

24' clear

LOADING

(6) grade (14' x 16')

POWER

600 amp, 600 volt, 3 phase

SALE PRICE

\$4,250,000 (\$283.33 per SF)

TAXES

\$36,667.91 (2022)

POSSESSION

90 Days

SITE SIZE

1.55 Acres

LIGHTING

T5 high efficient

HEATING

Radiant

CRANE

10-Ton Crane in Bay 1

BAY 1 SIZE

1,500 SF - Office

9,500 SF - Warehouse/

Shop 11,000 SF - Total

BAY 2 SIZE

1,000 SF - Office

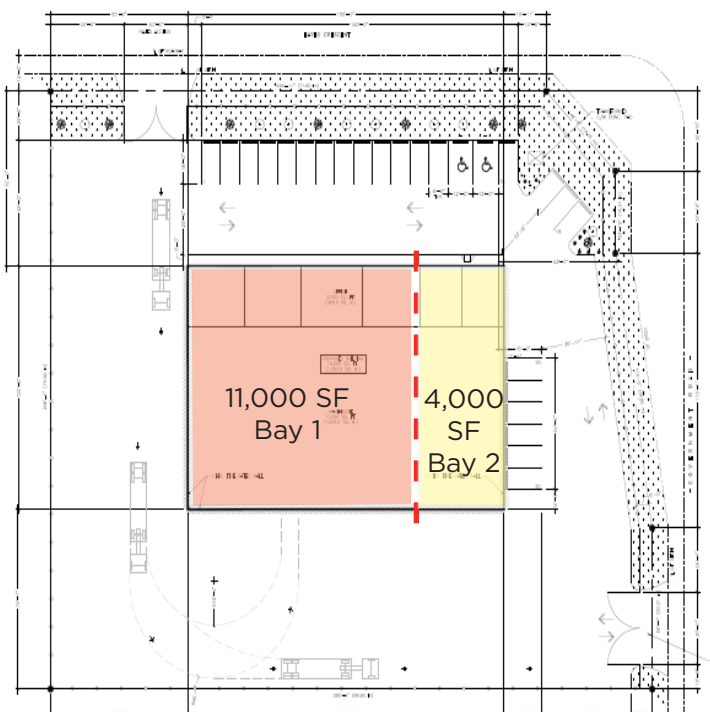
3,000 SF - Warehouse/

Shop 4,000 SF - Total

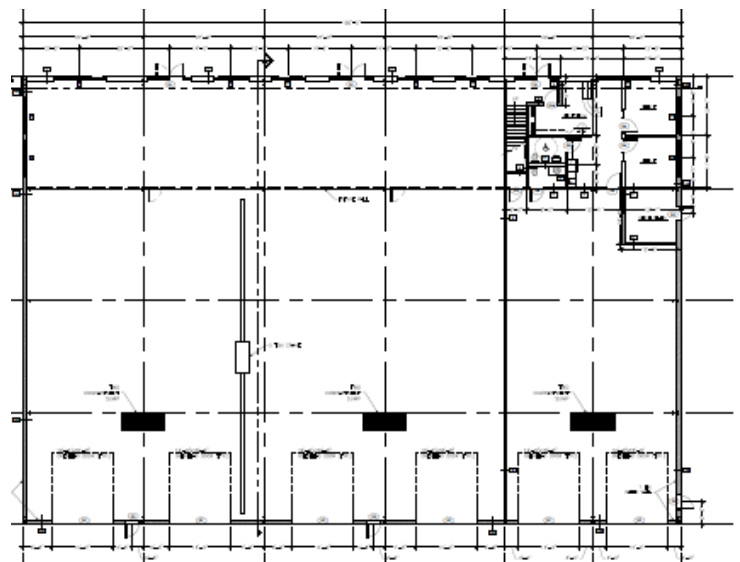
TOTAL BUILDING

15,000 SF

Site Plan



Floor Plan



AERIAL



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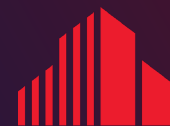
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**CUSHMAN &
WAKEFIELD**
Edmonton



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

OFFICE BUILDING OPPORTUNITY

11405 85 Avenue, Fort Saskatchewan, AB

16,000 SF

Shane Asbell
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Jacob Dykstra
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THE OPPORTUNITY

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum.

It is a long established fact that a reader will be distracted by the readable content of a page when looking at its layout. The point of using Lorem Ipsum is that it has a more-or-less normal distribution of letters, as opposed to using 'Content here, content here', making it look like readable English.



PROPERTY DETAILS

MUNICIPAL ADDRESS

1953 Jasper Avenue, Edmonton, AB

ZONING

EIB

BUILT

2015

AVAILABLE AREA

10,000 SF

PURCHASE PRICE

\$900,000

CONDO FEES

\$338.66 per Month

PROPERTY TAX

\$7,439.68

PARKING

Underground Parking

POSSESSION

Immediate Availability

MUNICIPAL ADDRESS

1953 Jasper Avenue,
Edmonton, AB

ZONING

EIB

BUILT

2015

AVAILABLE AREA

10,000 SF

PURCHASE PRICE

\$900,000

CONDO FEES

\$338.66 per Month

PROPERTY TAX

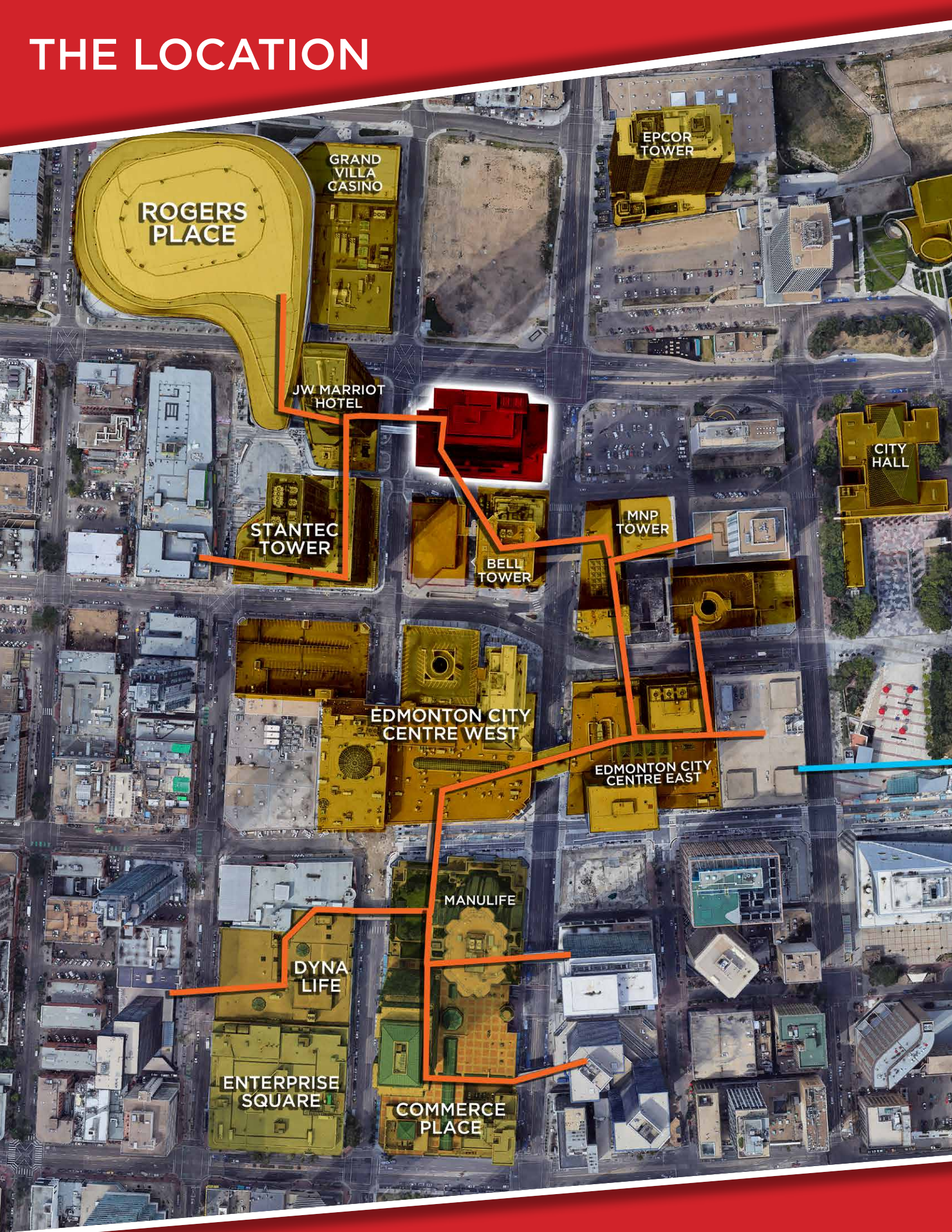
\$7,439.68

PARKING

Underground Parking



THE LOCATION



ROGERS PLACE

GRAND VILLA CASINO

EPCOR TOWER

JW MARRIOTT HOTEL

STANTEC TOWER

BELL TOWER

MNP TOWER

CITY HALL

EDMONTON CITY CENTRE WEST

EDMONTON CITY CENTRE EAST

MANULIFE

DYNA LIFE

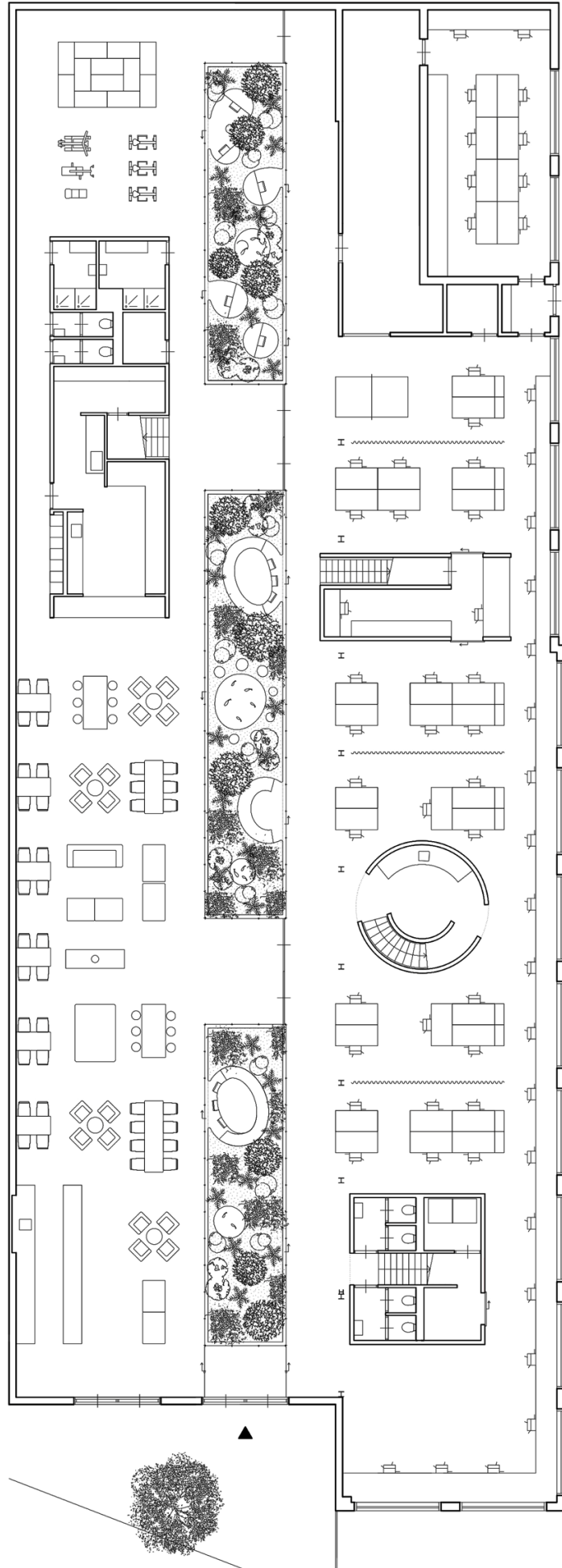
ENTERPRISE SQUARE

COMMERCE PLACE

PROPERTY PHOTOS



FLOOR PLAN





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DEMOGRAPHICS



POPULATION

1km	3km	5km
6,115	30,402	70,127



AVERAGE INCOME

1km	3km	5km
\$141,274	\$160,763	\$164,402



HOUSEHOLDS

1km	3km	5km
2,237	11,475	24,757



VEHICLES PER DAY

17,000 on Ellerslie Road in front of property in 2016



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