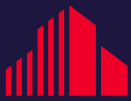




INVESTMENT OPPORTUNITY



**CUSHMAN &  
WAKEFIELD**  
Edmonton

# INVESTMENT SALE

**24787 117 AVENUE**

Acheson, AB

**Freestanding Building for sale 15,000 SF on 1.55 Acres**

**Kurt Paull, SIOR**  
Partner  
780 702 4258  
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**Will Harvie**  
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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

90 Days

## 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

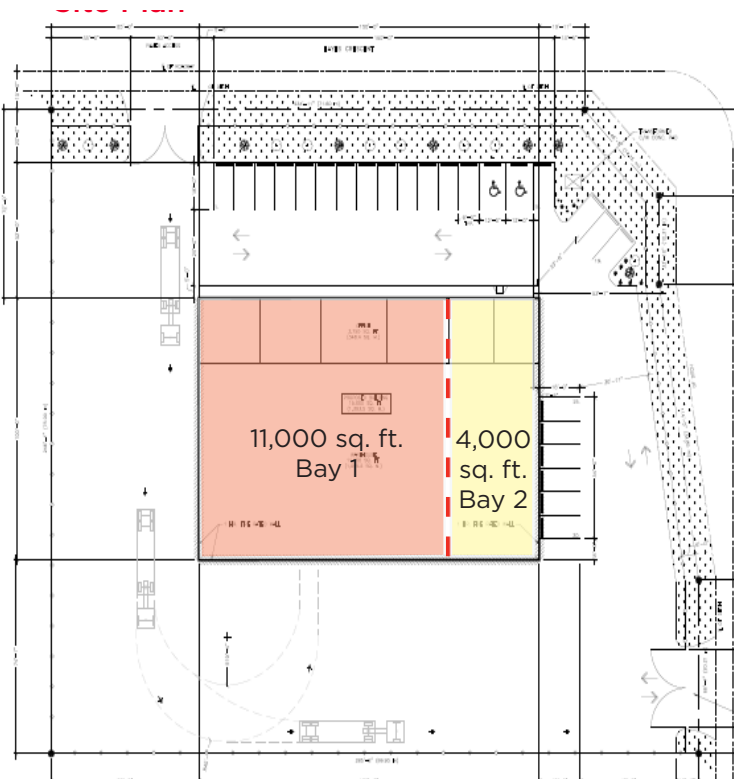
3,000 SF - Warehouse/Shop

4,000 SF - Total

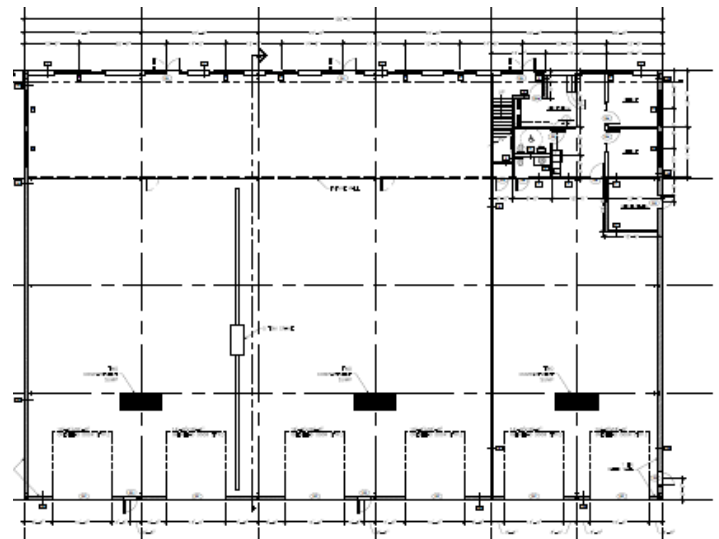
## TOTAL BUILDING

15,000 SF

Site Plan



Floor Plan



# AERIAL



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