

BELOW REPLACEMENT VALUE



Freestanding Building for Sale 15,000 SF on 1.55 Acres

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.
- Located in Acheson Industrial.
- 22% site coverage ratio.
- Availability: 90 days



REAR LOADING

Kurt Paull SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 702 9082
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

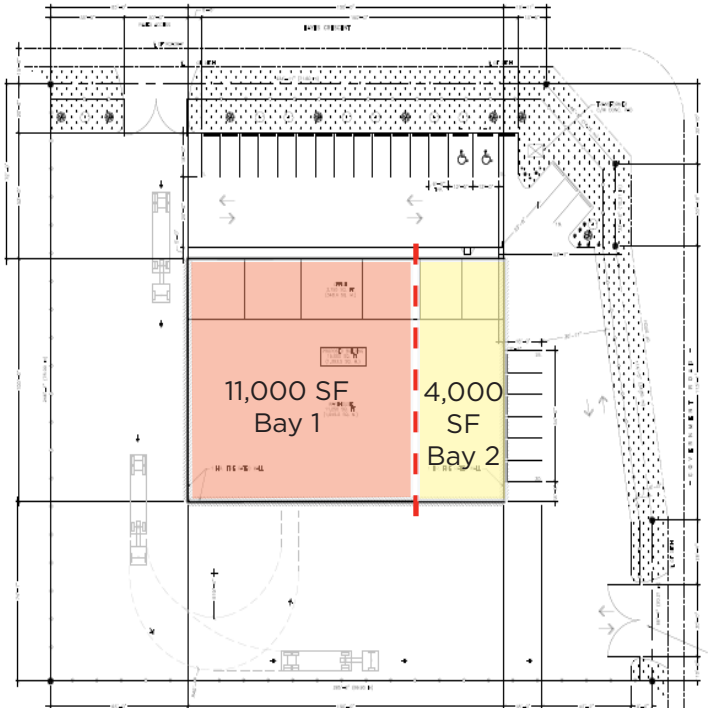
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

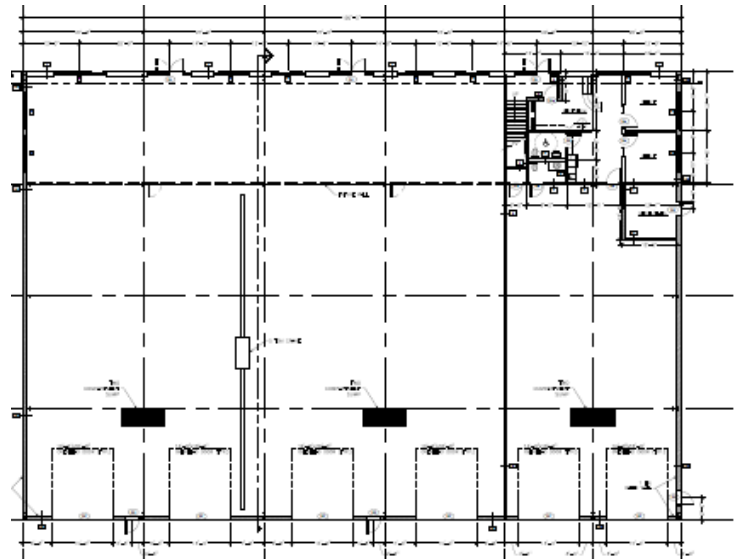
Municipal Address:	24787 117 Avenue, Acheson AB
Zoning:	BI - Business Industrial
Legal:	Plan 1320217, Block 1, Lot 307
Construction:	Pre-engineered
Clear Height:	24' clear
Loading:	(6) grade (14' x 16')
Power:	600 amp, 600 volt, 3 phase
Sale Price:	\$4,250,000 (\$283.33 per SF)
Taxes:	\$36,667.91 (2022)
Possession:	90 Days

Site Size:	1.55 Acres
Lighting:	T5 high efficient
Heating:	Radiant
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



Kurt Paull SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 702 9082
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Aerial



Kurt Paull SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 702 9082
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com



Kurt Paull SIOR Partner 780 702 4258 kurt.paull@cwedm.com	Max McPeak Associate 780 702 9082 max.mcpeak@cwedm.com	Will Harvie Associate Partner 780 902 4278 will.harvie@cwedm.com	Nick Mytopher Associate 587 597 5475 nick.mytopher@cwedm.com
---	--	--	--

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. February 3, 2021