

FOR SALE/LEASE HIGHWAY 60 LANDS IN ACHESON

26561 111 Avenue, Parkland County, AB

SALE, LEASE, OR BUILD-TO-SUIT



FLEXIBLE OPTIONS AVAILABLE
CONTACT AGENT



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THE OPPORTUNITY

- 9.64 Acre lot in Acheson
- Ready for immediate development
- Build-to-suit and land lease available
- Ability to subdivide lands into 5.64 & 4.0 Acre sites
- Two access points permitted
- Direct exposure to Highway 60, with excellent access to Highway 16, Highway 16A, and Anthony Henday Drive

PROPERTY DETAILS

MUNICIPAL ADDRESS

26561 111 Avenue,
Parkland County, AB

LEGAL DESCRIPTION

Plan 1723555, Block 1, Lot 48

ZONING

BI - Business Industrial

NEIGHBOURHOOD

Zone 1 - Acheson Industrial

LOT AREA

9.64 ACRES

SALE PRICE

\$6,507,000 (\$675,000 Per Acre)

YARD LEASE RATE

\$1.25 Per SF (5 year term)

BUILD-TO-SUIT

Various Options Possible, Contact Agents for Details & Pricing



POTENTIAL BUILD-TO-SUIT OPTIONS

OPTION 1 (48A)

26561 111 Avenue

5.64 Acres

BI - Business Industrial District

Office Main 4,000 SF

2nd Floor 4,000 SF

Warehouse 16,000 SF

Total 24,000 SF

OPTION 2 (48B)

26561 111 Avenue

4.00 Acres

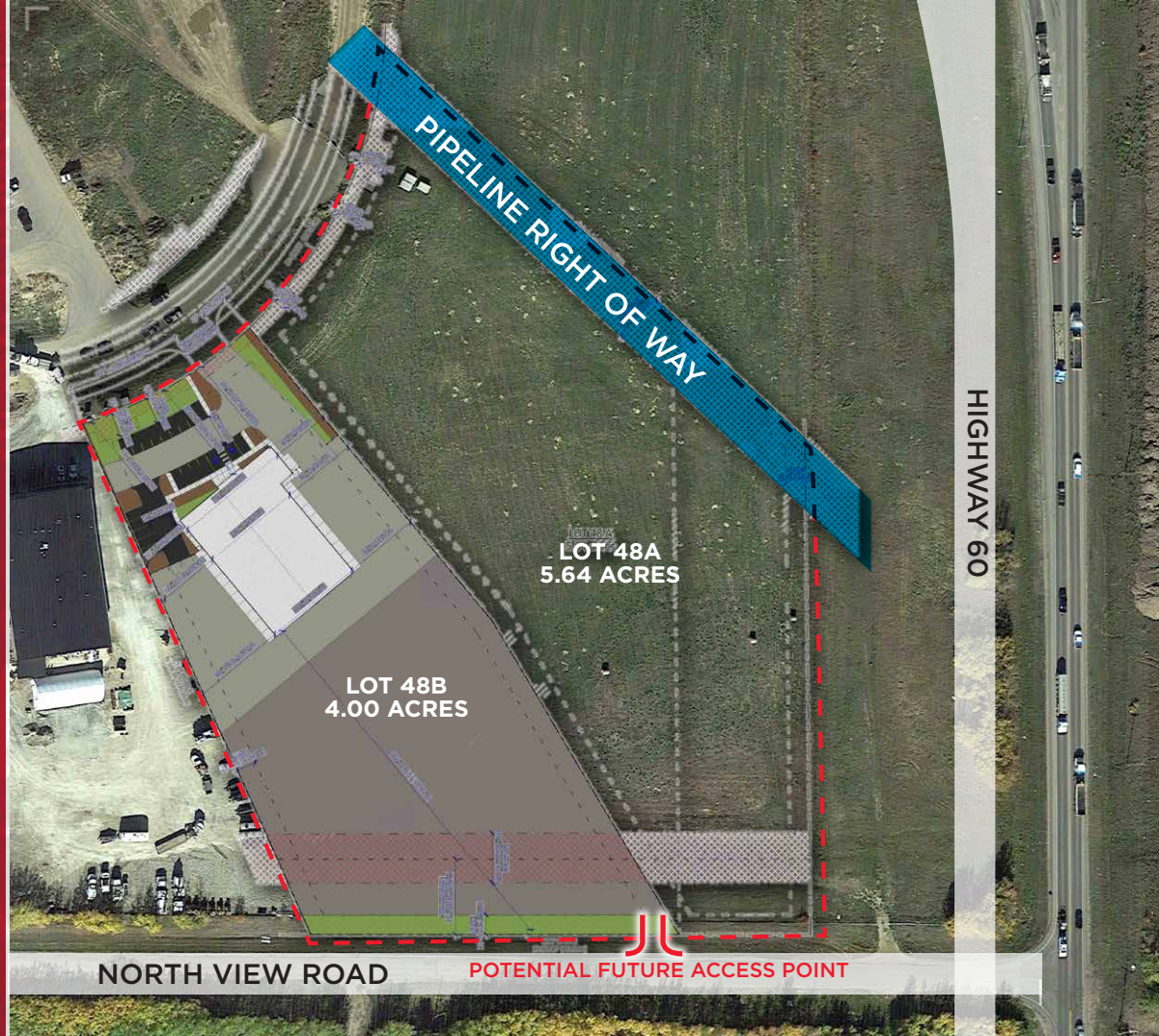
BI - Business Industrial District

Office Main 3,035 SF

2nd Floor 2,910 SF

Warehouse 12,420 SF

Total 18,365 SF



3D RENDERING





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