

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



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

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

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Patner
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 for properties in question. November 9, 2023

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

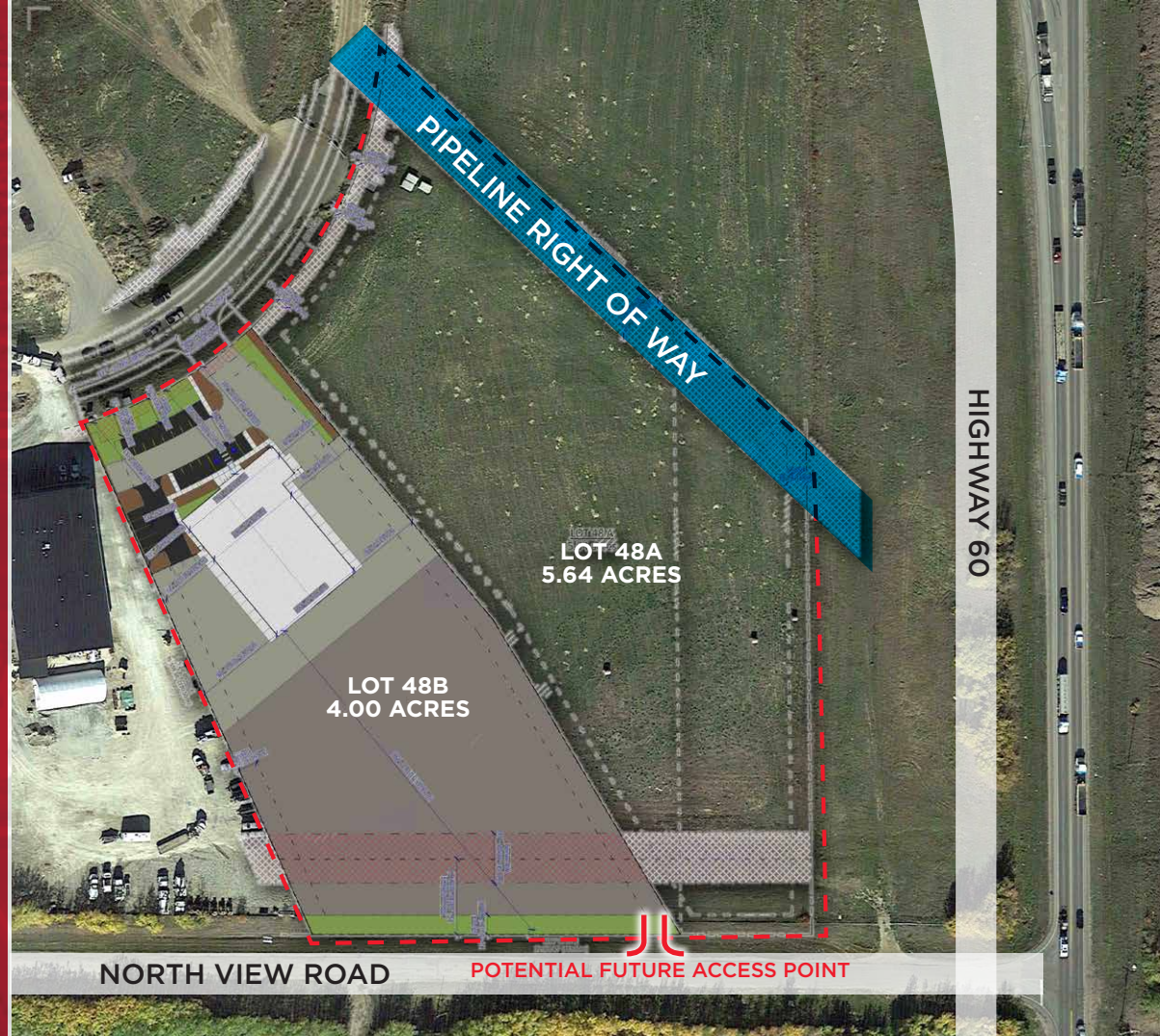
BI - Business Industrial District

Office Main 3,035 SF

2nd Floor 2,910 SF

Warehouse 12,420 SF

Total 18,365 SF



3D RENDERING





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

Max McPeak
Associate
780 700 5038
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