

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

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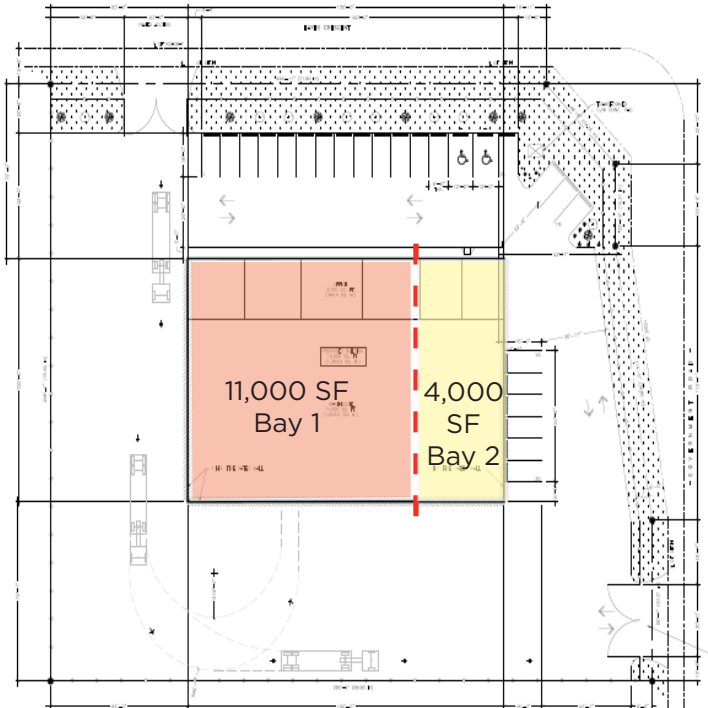
CUSHMAN & WAKEFIELD
Edmonton
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Property Details

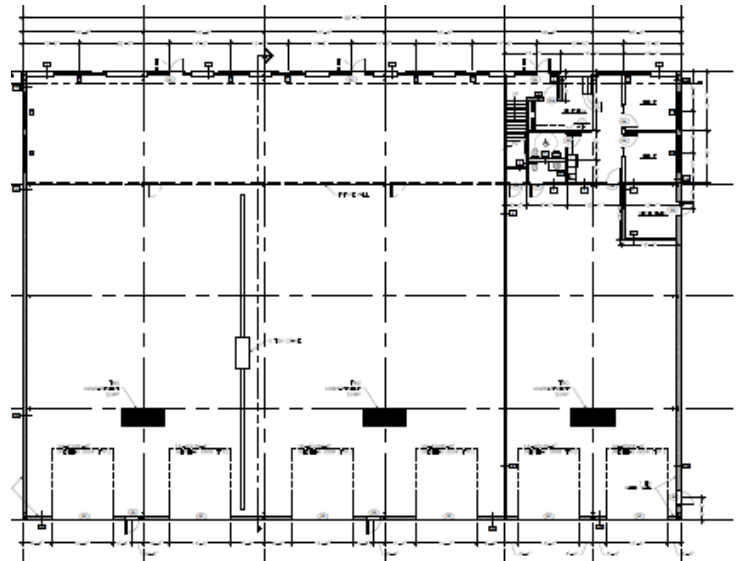
Municipal Address:	24787 117 Avenue, Acheson AB
Zoning:	BI - Business Industrial
Legal:	Plan 1320217, Block 1, Lot 307
Construction:	Pre-engineered
Clear Height:	24' clear
Loading:	(6) grade (14' x 16')
Power:	600 amp, 600 volt, 3 phase
Sale Price:	\$4,250,000 (\$283.33 per SF)
Taxes:	\$36,667.91 (2022)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



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Aerial



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