

**11225 269
STREET
ACHESON, AB**

**19,430 SF OFFICE
& WAREHOUSE
FACILITY ON
3.51 ACRES
WITH INCOME**



DRONE VIDEO

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THE OPPORTUNITY

- Great access to Highway 16, 16A, 60 and the Anthony Henday.
- The property is available with 2 existing tenants, contact agent for details.
- Bay 1 available immediately
- Built in 2013
- Large portion of the yard area has been recently finished with heavy duty asphalt.
- Take advantage of lower taxes in Parkland County

THIS PROPERTY IS IDEAL FOR AN OWNER/USER INTERESTED IN +/- 5,890 SF OFFICE/WAREHOUSE WITH YARD SPACE AND EITHER EXPANDING INTO BAYS OVERTIME OR CONTINUING TO RENT THE REMAINDER OF THE PROPERTY

BUILDING DETAILS

Zoning:	IM - Medium Industrial
Land:	3.51 Acres
Ceiling Height:	17' to 20' clear at peak of eave
Loading Doors:	2 per bay at 16' wide x 18' high Dual compartment sump drainage (2 per bay)
Power:	TBC
Sale Price Reduced:	\$4,600,000
Taxes:	TBC
Available:	Immediately
Other:	T5 Lighting Graveled and fenced yard Make up air in Bay 1

PROPERTY DETAILS

Bay 1 : Available Immediately

1,470 SF Main Floor Office
500 SF Second Floor Office
3,920 SF Warehouse

±5,890 SF Total

** 1,470 SF unfinished mezzanine space

Bay 2 : Occupied

1,400 SF Office
1,400 SF Second Floor Office
3,880 SF Warehouse

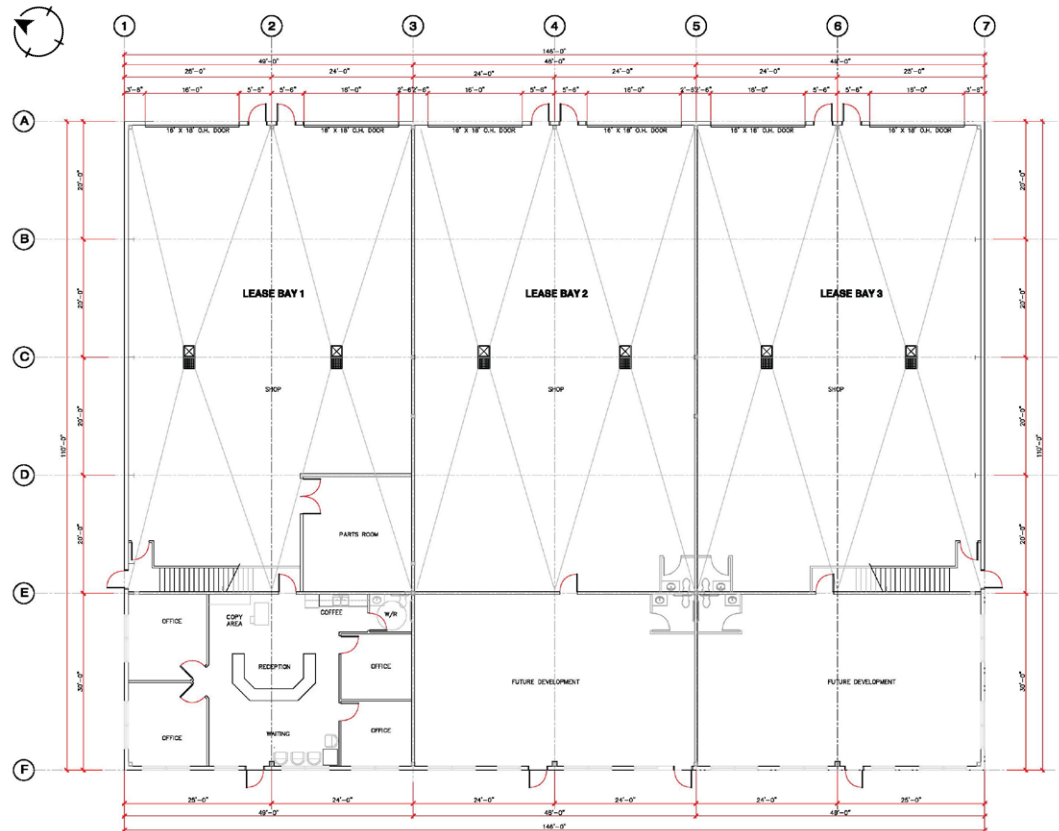
±6,680 SF Total

Bay 3 : Occupied

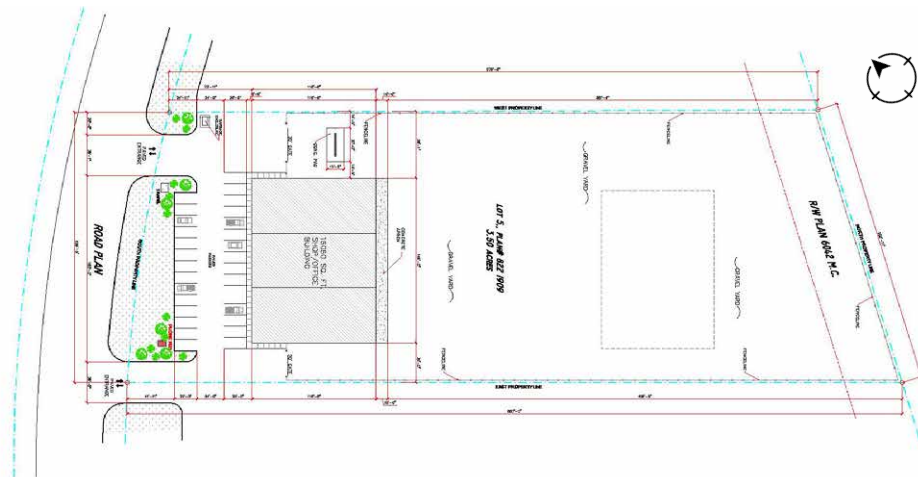
± 1,400 SF Main Floor Office
3,990 SF Warehouse

±5,390 SF Total

BUILDING PLAN



SITE PLAN





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