

FOR LEASE
HIGHWAY 16 ACHESON BUILDING
24920 117 Avenue, Acheson, AB



HIGHWAY 16 EXPOSURE

CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- Fenced and secured yard
- Built in 2014
- Overhead crane with two (2) 5-ton hoists
- Functional high-end office build out with curtain wall
- 15% site coverage ratio
- Executive corner office with washroom
- Direct exposure to Highway 16
- Existing showroom space

PROPERTY DETAILS

MUNICIPAL ADDRESS

24920 117 Avenue, Acheson, AB

LEGAL DESCRIPTION

Plan: 1320217, Block 1, Lot 306

ZONING

BI - Business Industrial

YEAR BUILT

2014

MARKET

Acheson

SITE SIZE

1.52 Acres

SITE COVERAGE RATIO

15%

BUILDING SIZE

1,500 SF (Main Floor Office)

8,125 SF (Shop)

2,100 SF (Second Floor Mezzanine)

11,725 SF (Total)

POWER

400 Amp, 480 Volt, 3 Phase (TBC)

LOADING DOORS

Grade (5) 14' x 16'

LIGHTING

T5

HEATING

Radiant - Warehouse

Roof Top Unit - Office

SUMPS

Yes

CRANE

Two (2) 5-Ton Hoists

LEASE RATE

\$20.00 per SF

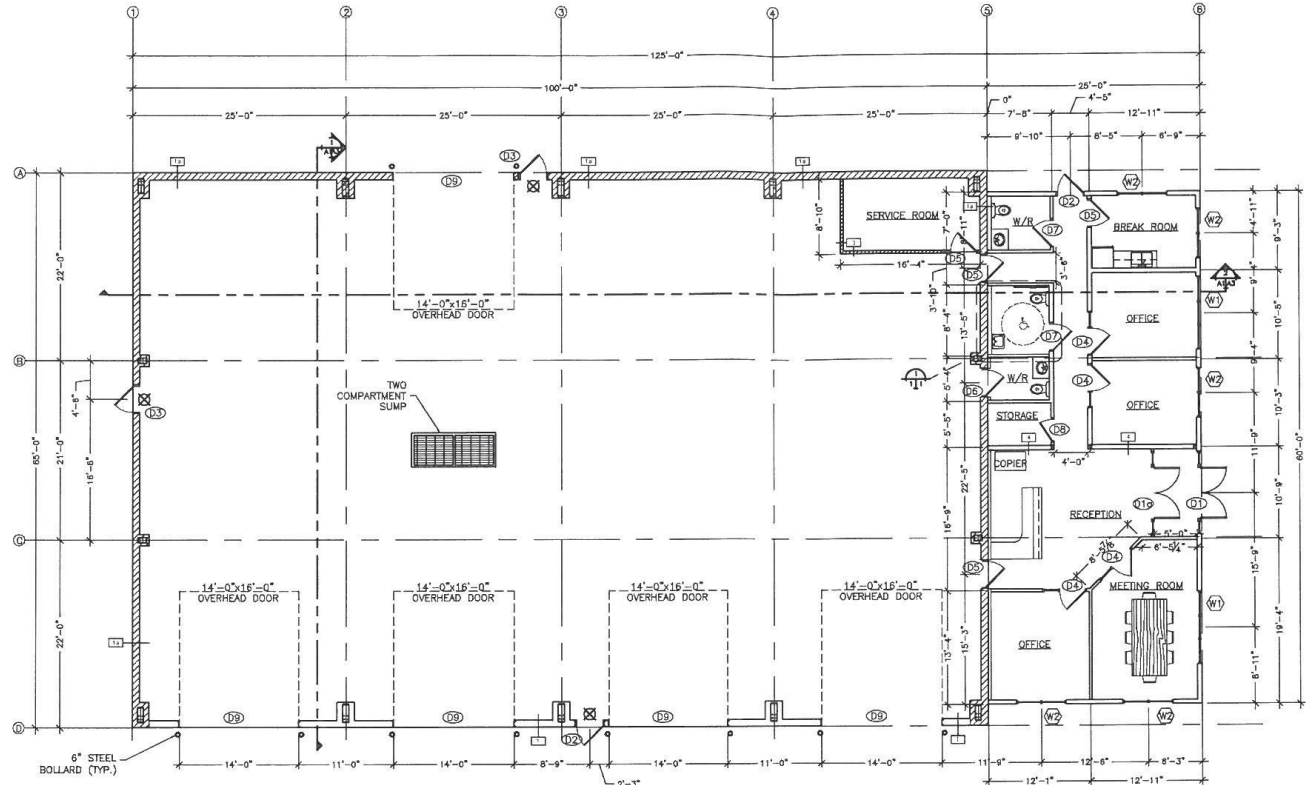
OPERATING COST

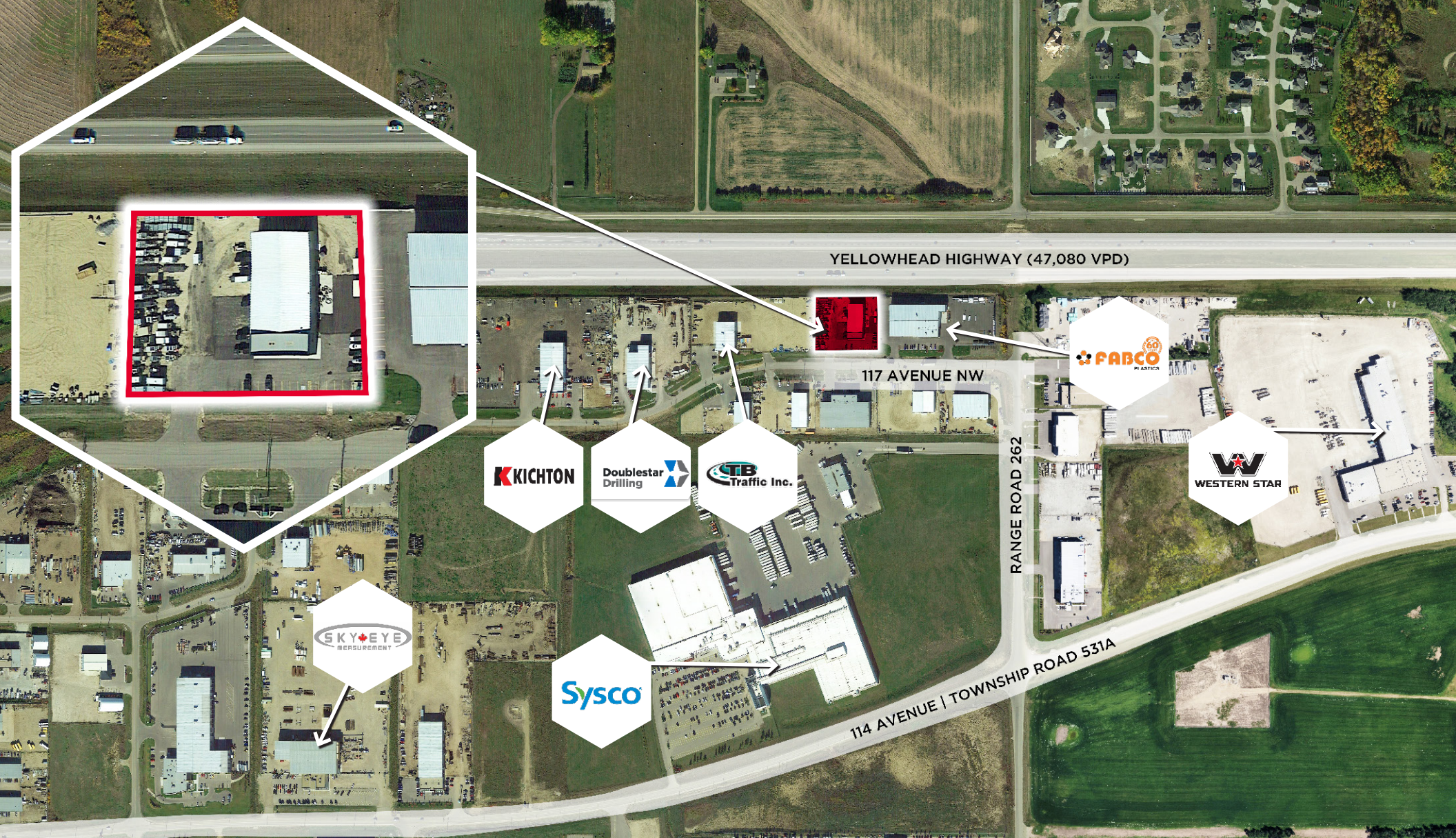
\$2.76 per SF

AVAILABILITY

Negotiable

FLOOR PLAN





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