



FOR SALE / LEASE

# ACHESON SERVICES FACILITY

45,438 SF ON 20 ACRES

SUPERIOR BUILDING & YARD

25211 114 Avenue,  
Acheson AB

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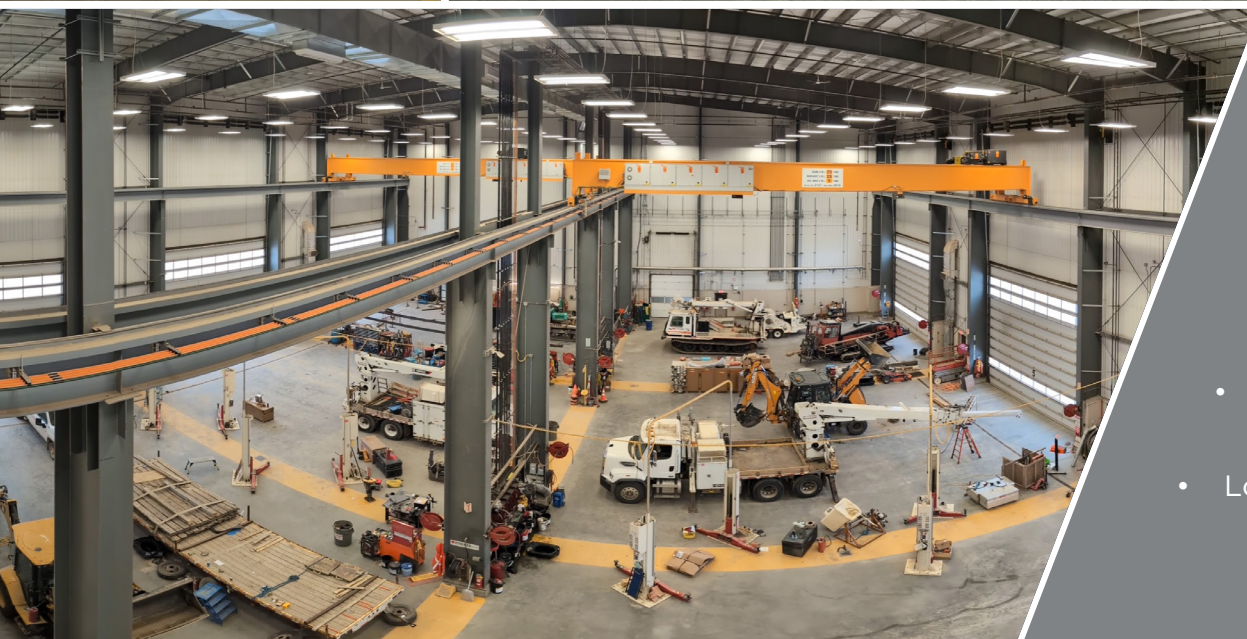
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# PREMIUM SERVICES FACILITY & YARD



## PROPERTY HIGHLIGHTS

- Rare large industrial services facility in Acheson
- Designed for heavy equipment service and yard storage
- Main service building built in 2014 with a washbay & warehouse expansion in 2018
- Superior construction with 12" floor slab, in-floor heating, air exchange systems, 25 ton cranes, compressed air stations, central lube stations, trench, locker rooms, and 49' clear height
- Yard is compacted gravel on geo-textile and geo-grid, fenced, and powered.
- Low site coverage of 4.57% with minimal office



# PROPERTY DESCRIPTION

**Municipal Address:**

25211 114 Avenue, Acheson AB

**Legal Description:**

Plan: 1122011; Block 5; Lot 224

**Year Built:**

2014/2018

**Market:**

Acheson, Industrial Zone 2

**Site Size:**

20 Acres  
(Additional 10 Acres of fully compacted & fenced yard can be added)

**Site Coverage Ratio:**

4.57%

**Lighting:**

T5 & LED

**Heating:**

Controlled by BMS (Building Management System) remote monitoring and energy management  
In-floor heating & radiant

**Sumps:**

Two stage compartment sumps with holding tanks

**Cranes:**

(2) 25 ton with auxiliary 5 ton  
(38' under hook)

**Make Up Air System:**

Air exchange units

**Loading (grade):**

Six 24' x 29'  
Five 18' x 18'  
Two 12' x 12'

**Yard:**

Compacted gravel on geo-textile and geo-grid

**Washbay:**

142'6" x 50' with 22' clear with catwalks & drive through

**Service Bays:**

142'6" x 147'9' with 49' clear with 3 drive through service bays, 2 central lube stations, 12 air compression stations, cranes, and trenches

**Parts Bay:**

142'6" x 41'10" with 14' clear, 4 offices, & washrooms

**Storage Bay:**

142'6" x 50' with 22' clear

**Operating Cost:**

TBC - Property taxes & Insurance

**Taxes:**

TBC - Vendor in the process of sub-division

**Availability:**

90 days

**Building Size:**

**Warehouse/Service Bays:** 39,824 SF

**Second Floor Office:** 5,596 SF

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**Leasable Area:** 45,438 SF

**3rd floor Mechanical/**

**Storage:** 5,596 SF

**LEASE RATE:**  
\$24.00 per SF

**SALE PRICE:**  
\$18,750,000



# PROPERTY PHOTOS



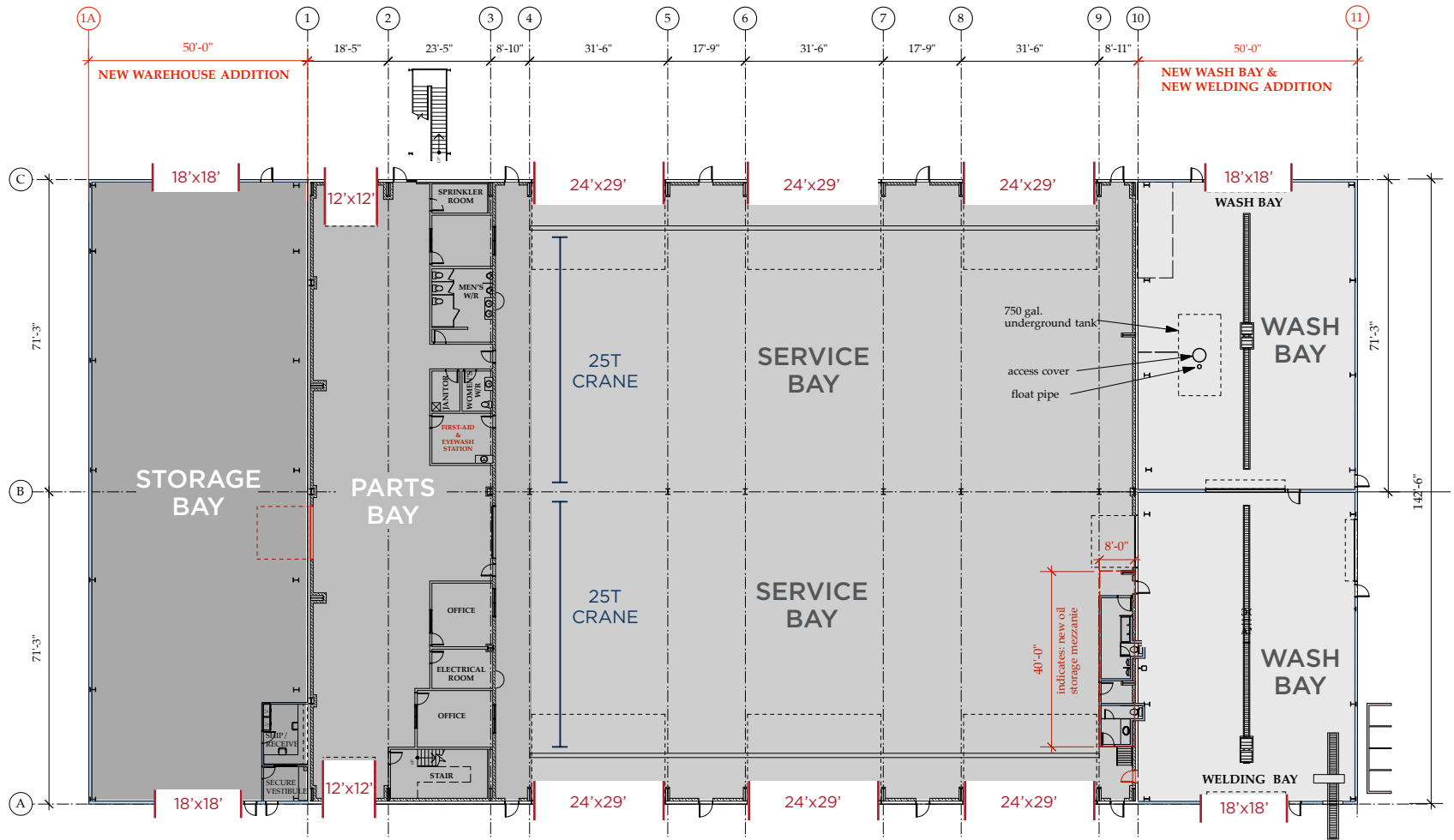
# 2ND FLOOR OFFICE PHOTOS



# FLOOR PLANS

## MAIN FLOOR

Service Bay, Wash Bay,  
Parts & Storage





# AERIAL

**SITE**

YELLOWHEAD TRAIL (HIGHWAY 16)

114 AVENUE

HIGHWAY 60



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