



FOR SALE / LEASE

# ACHESON FULLY SERVICED LAND

HEAVY DUTY SITE ON 10 ACRES

GEO-TEXTILE & GEO-GRID

25211 114 Avenue,  
Acheson AB

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# PREMIUM YARD FOR DEVELOPMENT OR STORAGE



## PROPERTY HIGHLIGHTS

- Ready-to-go industrial site for either immediate yard use or development
- Built to withstand heavy service, compacted gravel on geo-textile and geo-grid, fenced, and powered
- Vendor is in the process of sub-dividing with Parkland County

# PROPERTY DESCRIPTION

## Municipal Address:

25211 114 Avenue,  
Acheson AB

## Legal Description:

Plan: 1122011; Block 5; Lot 224

## Year Built:

2014

## Market:

Acheson, Industrial Zone 2

## Site Size:

10 Acres  
(to be finalized after  
sub-division)

## Compaction:

**Base** (-20mm crushed gravel):  
100mm to 125mm to 100% SPD

**Sub base** (-50mm crushed gravel):  
200mm to 400mm compacted to  
98% SPD

## Geotextile:

One layer of non-woven geotextile,  
and one layer of triaxial geogrid

## Sub base:

150mm min to 98% SPD

## Lights:

Light Standard Poles

## Fenced:

6' chain link fence with  
gate

## Dimensions:

400' (W) x 1,250' (L)

## Operating Cost:

TBC - Property taxes &  
Insurance

## Taxes:

TBC

## Availability:

Immediately  
(Closing date will be  
subject to finalization of  
sub-division)

## LEASE RATE:

\$1.25 per SF

## SALE PRICE:

\$7,750,000

## AERIAL





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