

25211 114 Avenue,

Acheson AB

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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 geogrid, 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:

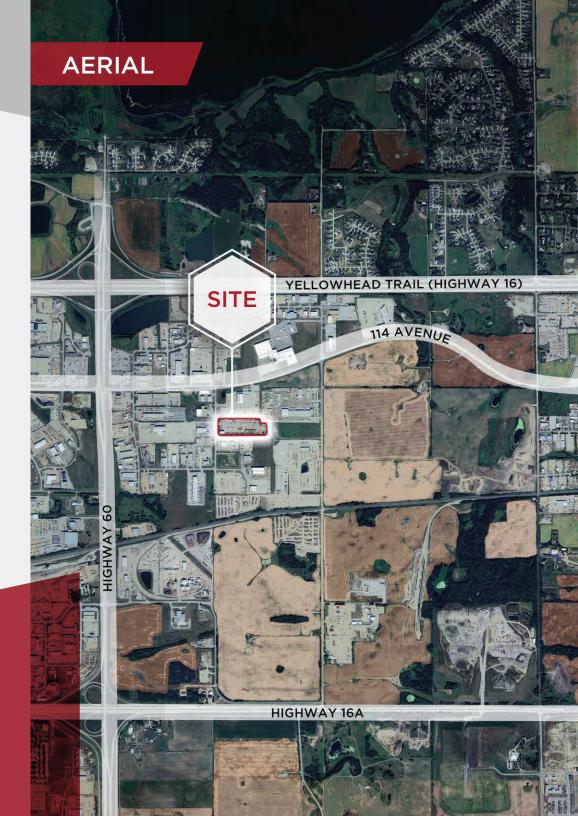
TBC

Availability:

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

> LEASE RATE: \$1.25 per SF

SALE PRICE: \$7,750,000





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