



**CUSHMAN &
WAKEFIELD**
Edmonton



SALE / LEASE

FORMER PINNACLE YARD FACILITY

25345 & 25485 - 111 Avenue
Acheson, Alberta



Doug MacKay SIOR, CCIM, CET
Partner
780 917 8339
doug.mackay@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. August 07, 2024.

PROPERTY HIGHLIGHTS

- Up to 9.93 acres
- Two separate titles
- Heavy duty yard
- Yard lighting
- Fully fenced
- Full municipal services available
- Office facility to remain on site
- Two site entrances

PROPERTY DETAILS

Municipal Address:

25345 & 25485 - 111 Avenue,
Acheson, Alberta

Legal Description:

Lot 416 & 418, Block 5, Plan

Market:

Acheson

Site Size:

4.94 and 4.99 Acres

Yard Lease Rate:

\$1.20 per SF

Operating Cost:

TBC

Taxes:

Lot 416: \$34,871.94 (2024)

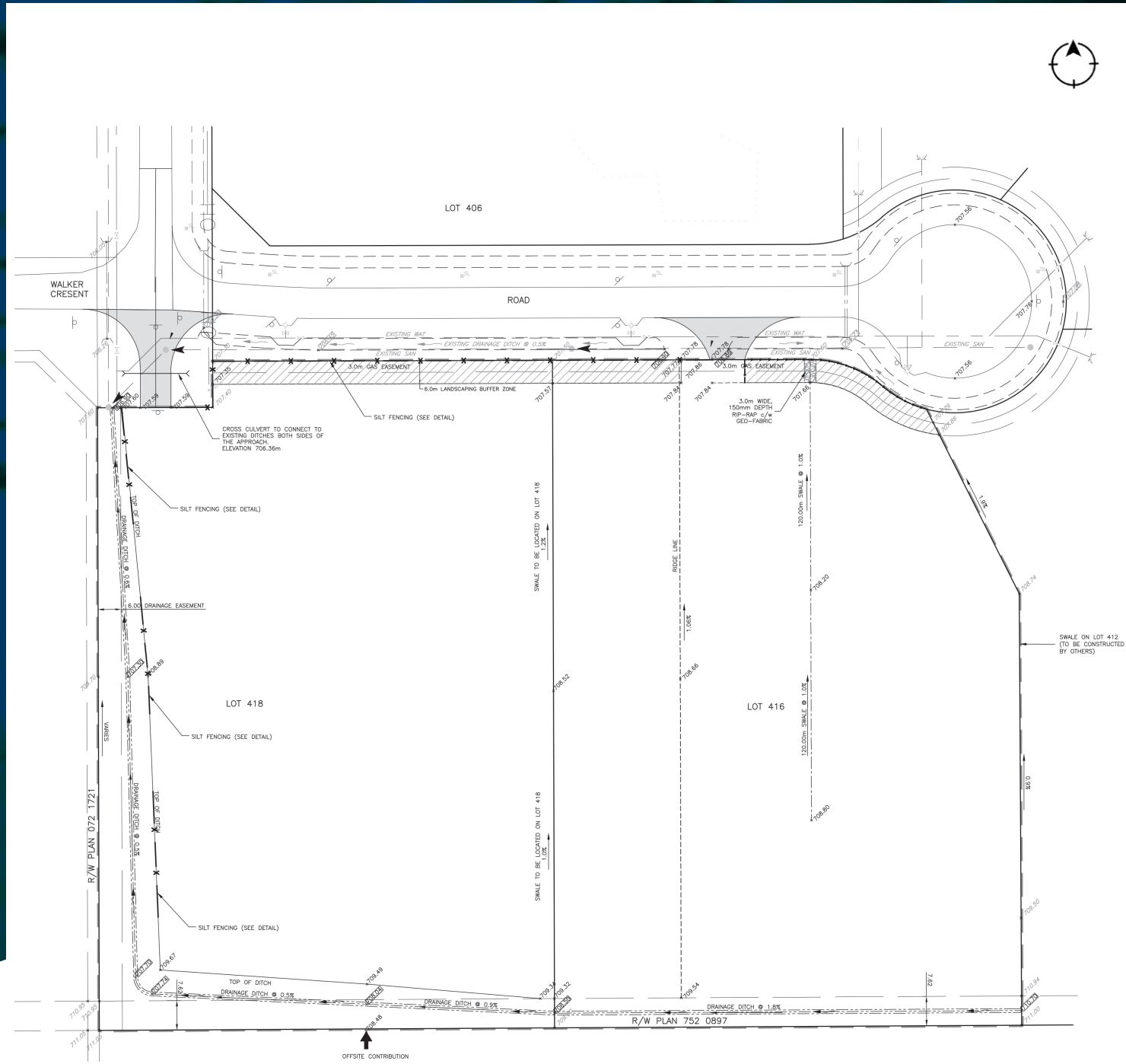
Lot 418: \$37,335.07 (2024)

Sale Price:
\$7,500,000

Availability:
December 1,
2024



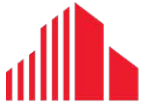
SITE PLAN



*Drainage Plan for Reference Only. Not As-built

AERIAL





**CUSHMAN &
WAKEFIELD**
Edmonton

Doug MacKay SIOR, CCIM, CET
Partner
780 917 8339
doug.mackay@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. August 7, 2024.