



**CUSHMAN &  
WAKEFIELD**  
Edmonton



SALE / LEASE

# FORMER PINNACLE YARD FACILITY

25345 & 25485 - 111 Avenue  
Acheson, Alberta



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## 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)

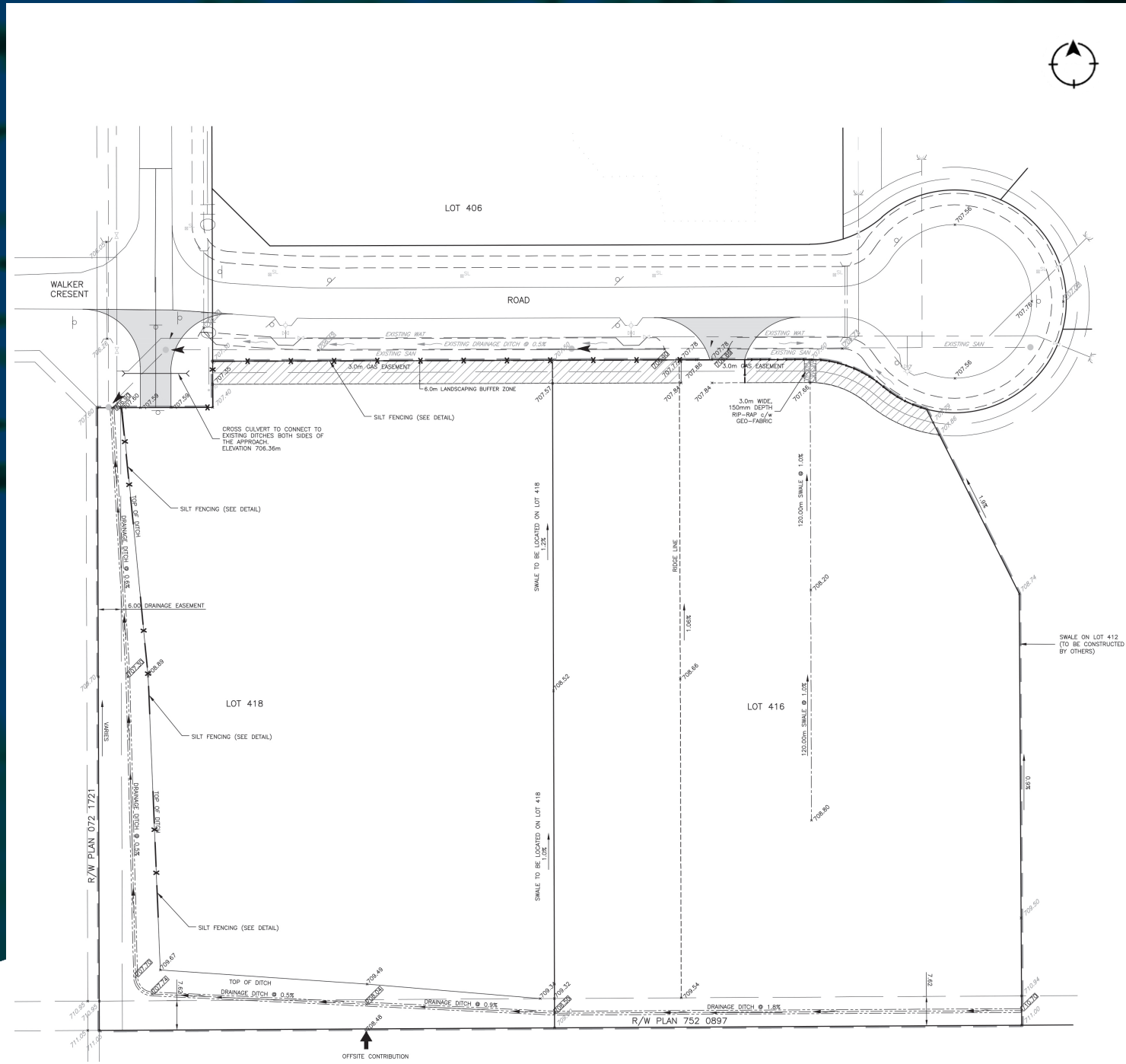
Lot 418: \$37,335.07 (2024)

**Sale Price:**  
\$7,750,000

**Availability:**  
December 1,  
2024



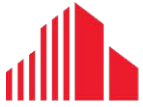
# SITE PLAN



\*Drainage Plan for Reference Only. Not As-built

# AERIAL





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