

FOR SALE/LEASE



**47,726 SF HWY 60
DRIVE THROUGH
SERVICE FACILITY**

9725 266 STREET, ACHESON, AB

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

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AERIAL



PROPERTY HIGHLIGHTS

- Drive through service facility with direct exposure to HWY 60.
- Dedicated wash bay and fabrication bay with overhead cranes.
- 120' Clear Span with One (1) 20-Ton Crane and Two (2) 10-Ton Cranes
- High-end office build out over two floors.
- Trench drains with dual compartment sumps throughout warehouse, mechanic pit. Power and water on columns in warehouse.
- Located in Acheson Industrial with 5 min access to HWY 16, Anthony Henday Drive and HWY 16A for seamless access to the Edmonton region and Northern Alberta.

PROPERTY DETAILS

MUNICIPAL ADDRESS 9725 266 Street, Acheson

YEAR BUILT 2014

MARKET Acheson Industrial

SITE SIZE 15.26 Acres

LEASABLE AREA

Main Office 8,129 SF

Office Mezzanine 8,129 SF

Warehouse/Shop 30,300 SF

Warehouse Mezzanine 1,168 SF

Total 47,726 SF

POWER 800 Amp, 800 V, 3 Phase

LOADING DOORS (15) 18' X 18' Grade, (1) 8' X 10' Grade

LIGHTING Metal Halide, Fluorescent Tube, T5

HEATING Radiant Tube & Used Oil Furnace

SUMPS Yes - Dual Compartment with Trench drains

CRANE One (1) 20-Ton Crane and Two (2) 10-Ton Cranes

CLEAR HEIGHT 28' Clear to low eve

ZONING IND - Industrial

LEASE RATE \$24/SF

SALE PRICE \$21,000,000.00

TAXES \$186,739.75

AVAILABILITY September 2025



BUILDING PHOTOS



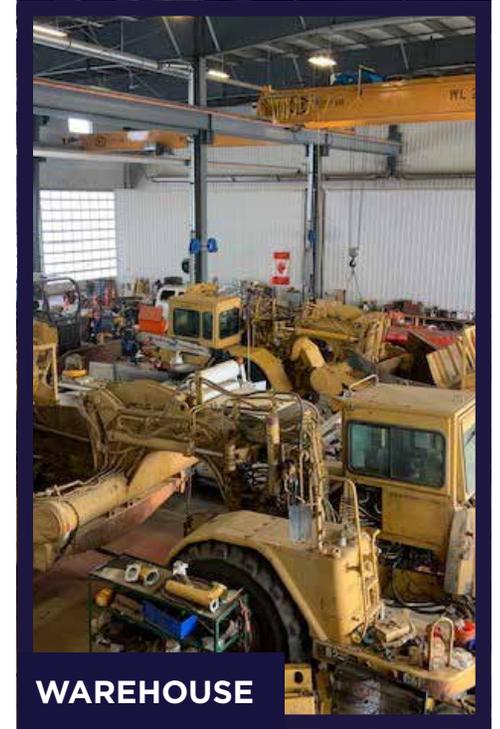
RECEPTION



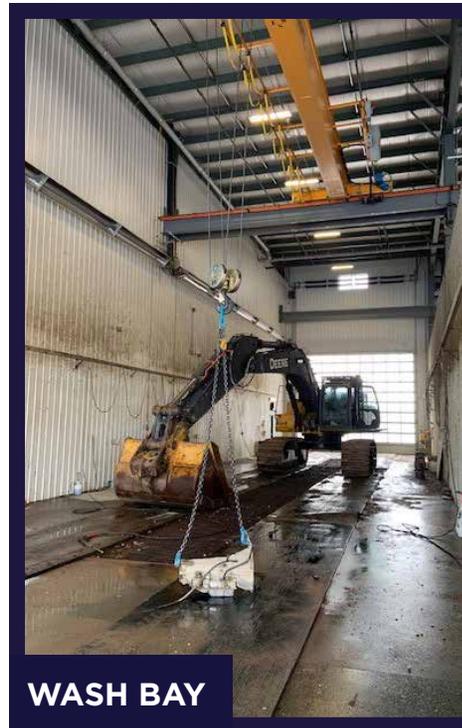
BOARDROOM



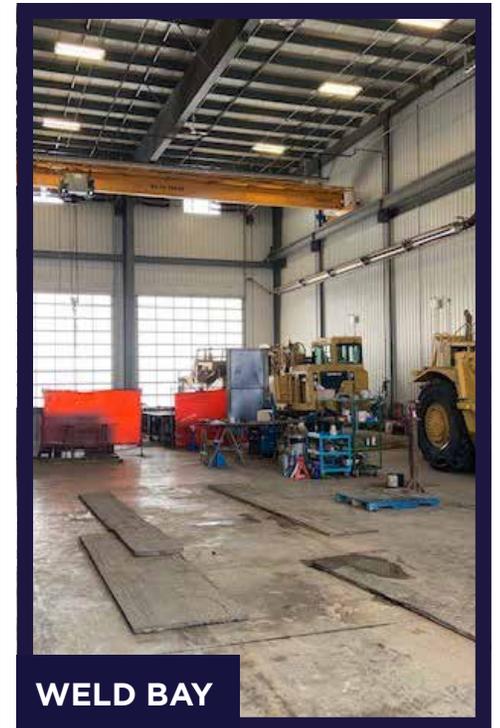
OIL/LUBRICANT DISTRIBUTION



WAREHOUSE

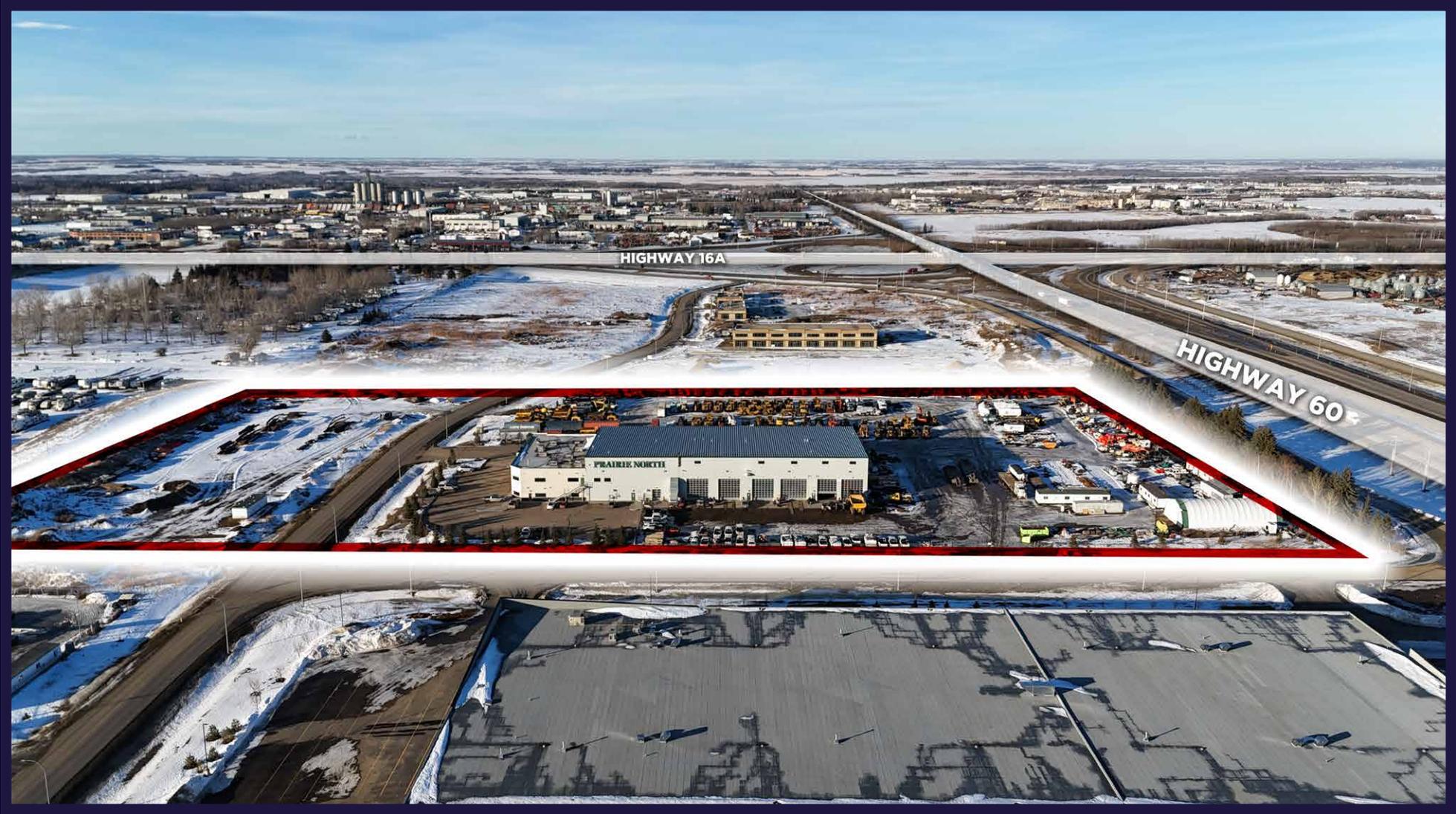


WASH BAY

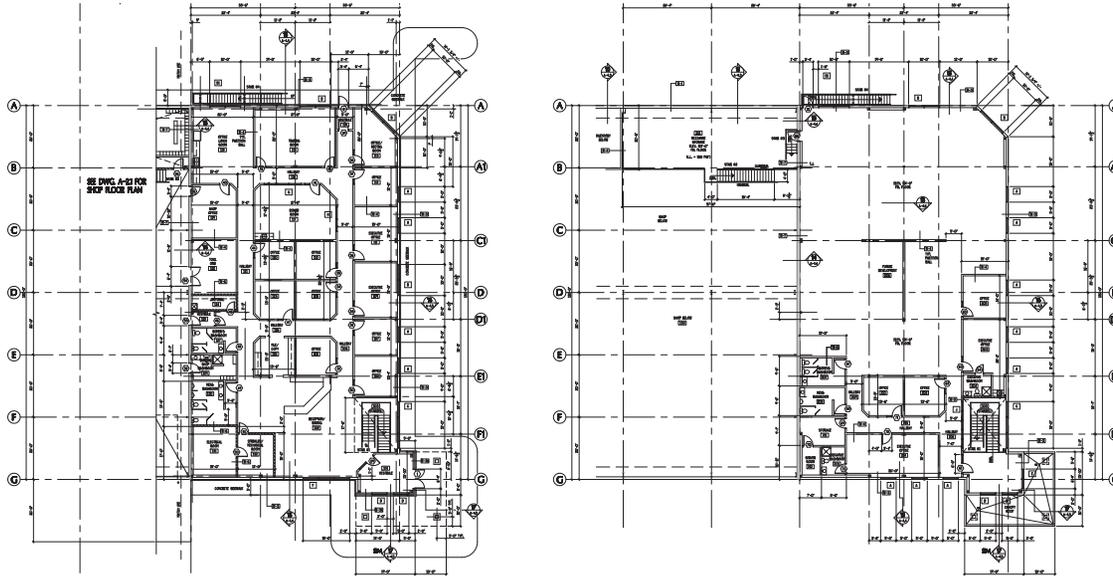


WELD BAY

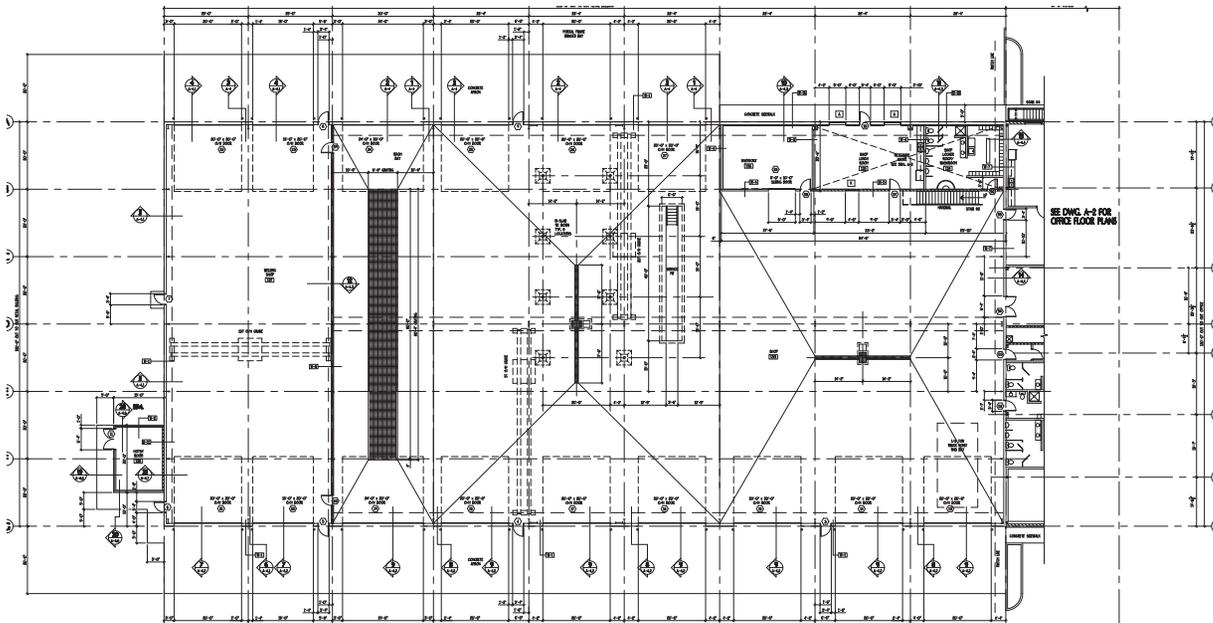
OVERVIEW



MAIN FLOOR PLAN



SHOP FLOOR PLAN



CUSHMAN & WAKEFIELD
Edmonton

KEEP IN TOUCH

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