

FOR SALE/LEASE

**CUSHMAN &
WAKEFIELD**
Edmonton

PRICE REDUCED



DRIVE-THROUGH SERVICE FACILITY

26006 - 115 AVENUE, ACHESON, AB

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PROPERTY HIGHLIGHTS

- Excellent location in Acheson zone 2 with great access and direct exposure to Highway 16 and Highway 60
- 4 drive-through service bays
- Mechanic pit
- Commercial wash bays and wash equipment
- 2 access points to property

Municipal Address: 26006 - 115 Avenue, Acheson, AB

Legal Description: Plan O325167, Block 1, Lot 104

Zoning: IB - Business Industrial

Building Age: 2004

12,500 SF - Warehouse

Building Size: 3,125 SF - Office

15,625 SF - Total

Land Size: 3.25 Acres

Power: 600 Amp, 600 Volt, 3 Phase

Clear Height: 22'

Loading Doors: (8) 14' x 16'

Bay Depth: 125'

Taxes: \$69,084.76 (2025)

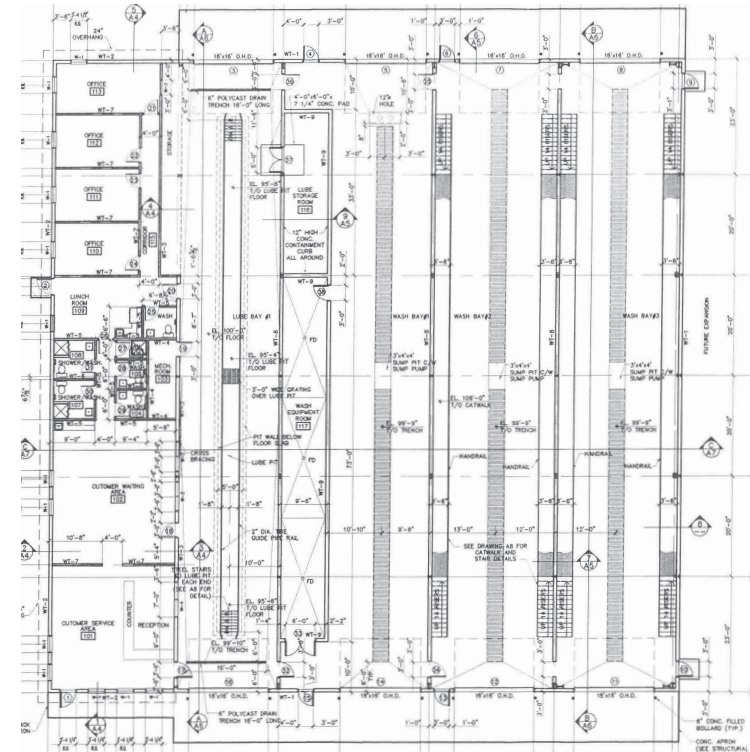
Operating Costs: Net and Care Free

Availability: Immediately

Occupancy: 60 Days

Lease Rate: \$24.00 /SF

Price: \$6,500,000



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PROPERTY PHOTOS





HIGHWAY 16

CONTACT INFORMATION

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