

FOR SALE OR LEASE



FREE-STANDING WAREHOUSE

24925 117 AVE NW, ACHESON, AB

CUSHMAN & WAKEFIELD
Edmonton
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PROPERTY HIGHLIGHTS

- Features a combination of warehouse and two-storey office space suitable for a variety of industrial users
- Rare dock and grade loading facility with partial exposure to HWY 16
- Currently set up for two Tenants but can be converted for single tenant use
- Excellent owner user or investment property in Acheson, AB.
- Fully sprinklered facility with modern mechanical, electrical, and fire suppression systems
- Proximity to Edmonton and major transportation corridors supports long-term industrial demand

Municipal Address: 24925 117 Ave NW, Acheson, AB

Legal Description: Plan 1320217, Block 1, Lot 305

Zoning: BI – Business Industrial District

Building Size: **Main floor office:** 3,240 SF
Second floor office: 3,240 SF
Warehouse: 22,880 SF
Total: 29,360 SF

Building Age: 2013

Land Size: 1.52 Acres

Availability: Negotiable

Power: 400 Amp, 600 Volt

Lease Rate: Starting at \$14.50 / SF

Sale Price: \$6,300,000.00

Property Taxes: \$70,316.20 (2026)

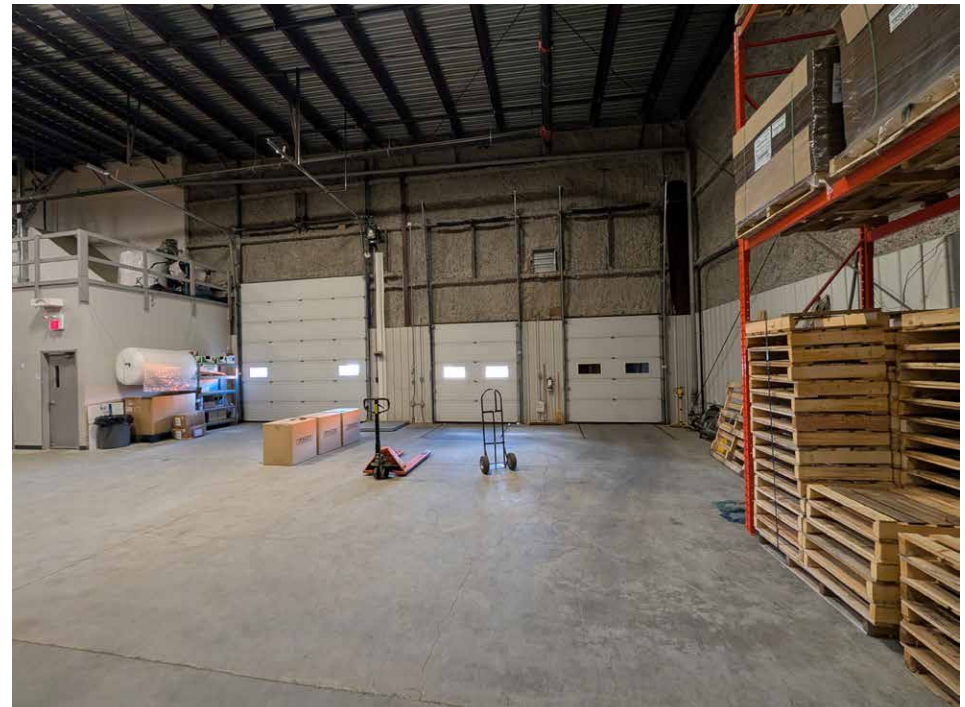
Loading Doors: (4) dock and (2) grade

Heating: RTU, boiler, and radiant

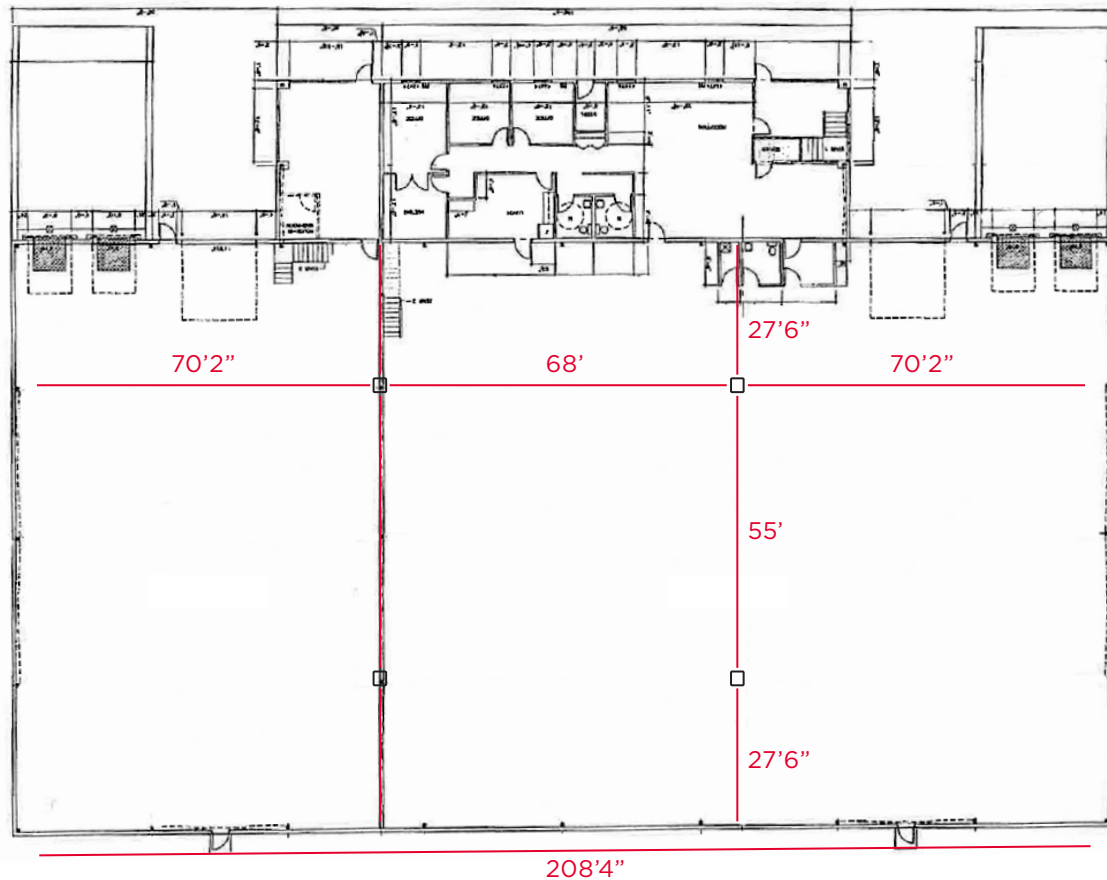
Lighting: LED lighting throughout

Ceiling Height: 24'

Possession: June 2027



FLOOR PLAN



WAREHOUSE LEGEND

- COLUMNS
- MEASUREMENTS

TAX COMPARISON

CITY OF EDMONTON

2026 BASE RATE:
29.2663

2026 DIP RATE:
0.0728

2026 ALL-IN RATE:
29.3391

PARKLAND COUNTY (ACHESON)

2026 BASE RATE:
13.8422

2026 DIP RATE:
0.0728

2026 ALL-IN RATE:
13.9150

WHAT THIS MEANS

- In the **City of Edmonton**, you'd pay about **\$29.34** in property tax for every \$1,000 of assessed value.
- In **Parkland County (Acheson)**, you'd pay about **\$13.92** per \$1,000 — roughly half as much (52.6% lower).

HIGHWAY 16 (VPD 2025: 60,770)

HIGHWAY 60 (VPD 2025: 13,830)

HAYES CRESCENT

BEVINGTON ROAD

114 AVENUE (VPD 2025: 3,135)

52.6% LOWER TAX RATE



CONTACT INFORMATION

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