FOR SALE OR LEASE

CUSHMAN & WAKEFIELD
Edmonton

FREE-STANDING WAREHOUSE

24925 117 AVE NW, ACHESON, AB

CUSHMAN & WAKEFIELD
Edmonton
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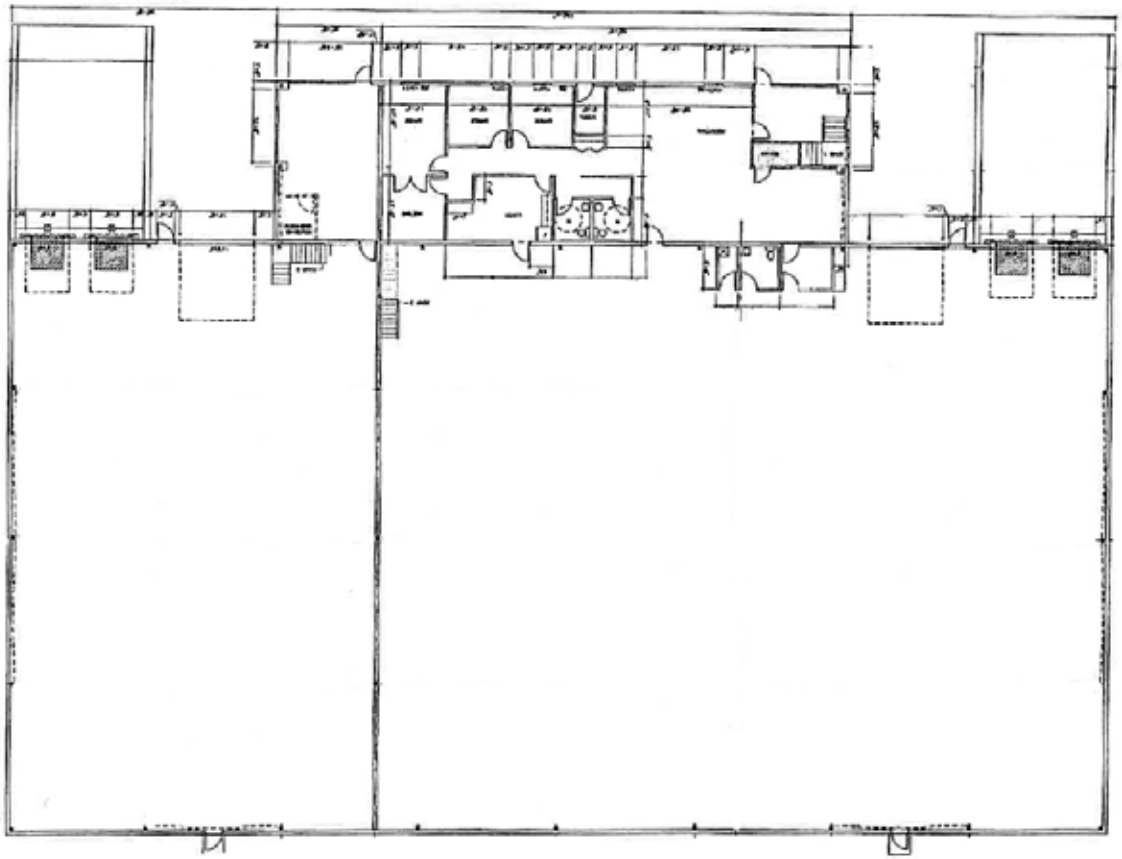
PROPERTY HIGHLIGHTS

- 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



52.6% LOWER TAX RATE

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).

CONTACT INFORMATION

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