

9644 266 Street, Acheson

Distribution Warehouse



PROPERTY DETAILS

Address:	9644 266 Street, Acheson
Legal:	Plan 1323268, Block 3, Lot 6
Zoning:	BI (Business Industrial District)
Site Size:	2.17 Acres (+/-)
Total Size:	49,675 SF (+/-)
Possession:	Fall 2024
Property Tax:	TBD
Sale Price:	\$12,600,000.00
Sale Price (19,515 SF):	Market



PROPERTY HIGHLIGHTS

- 19,515 SF - Existing: Can be sold as is
- 30,160 SF - Addition
- Freestanding warehouse / distribution building with show-room and offices
- High ceilings (30' High and 28' clear)
- Mix of dock and grade loading
- Low property tax advantages in Parkland County
- 10 Minute drive to West Edmonton
- Excellent access to transportation routes including the Yellowhead (Highway 16), Highway 16A and Highway 60



Jim McKinnon
 Partner / Associate
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com



GRADE



DOCK



YARD



Overview of property



Overview of yard



Front of the property



Loading area



Grade and dock loading

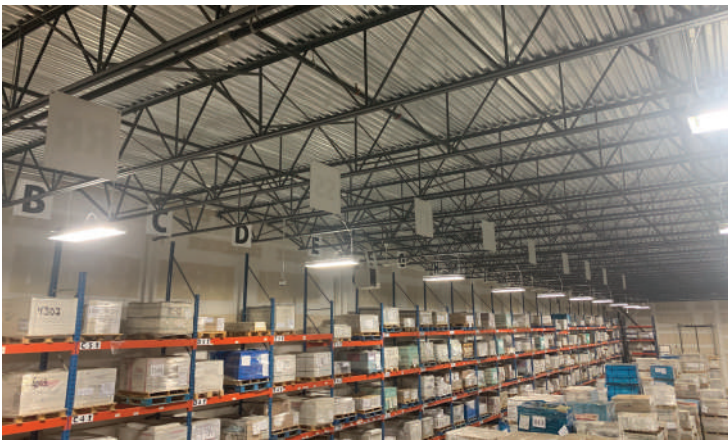


Yard





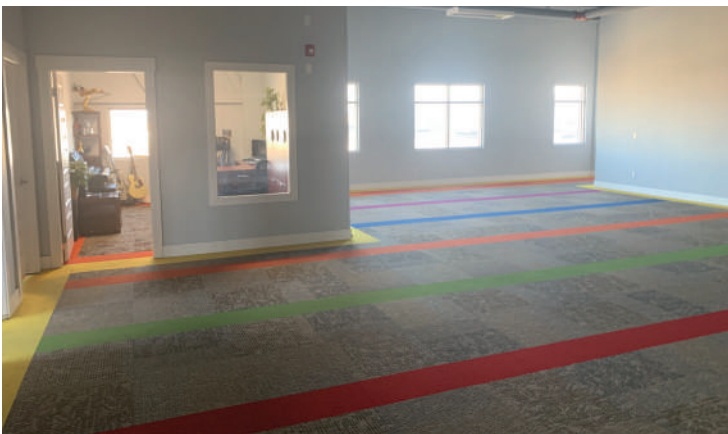
Warehouse upper view



High ceilings



Warehouse ground level



Second floor office

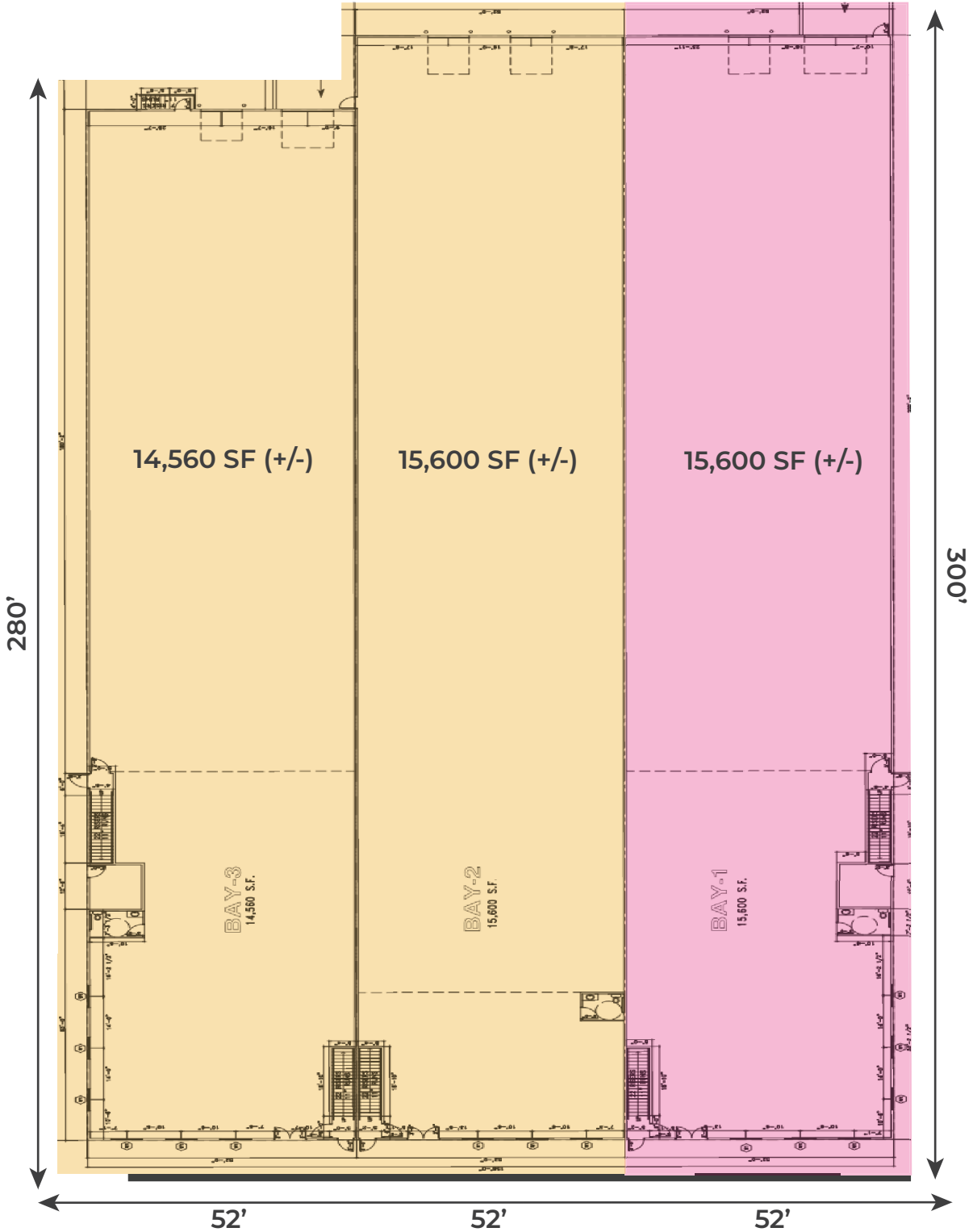


Second floor office



2024 ADDITION

EXISTING BUILDING



*Floor plans for illustrative purposes only



Neighbourhood features:



DINING



CONVENIENCE



BUSINESS PARK



HWY ACCESS



- Excellent access to transportation routes including the Yellowhead (Highway 16), Highway 60 and Highway 44
- Quick access to the Acheson Business Park, Spruce Grove, Stony Plain and West Edmonton

PROPERTY SPECIFICATIONS

Heat:	Forced air
A/C:	Yes
Lighting:	LED
Loading:	4 x 8' x 10' Dock Loading Doors 2 x 12' x 16' Grade Loading Doors
Ceiling Height:	30'
Clear Height:	28'
Sprinklers:	Yes



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com