

Acheson Industrial Land

28605 - 99th Avenue
Acheson, Alberta
www.cbre.ca

13.7 Acres Located In Beacon Industrial Park

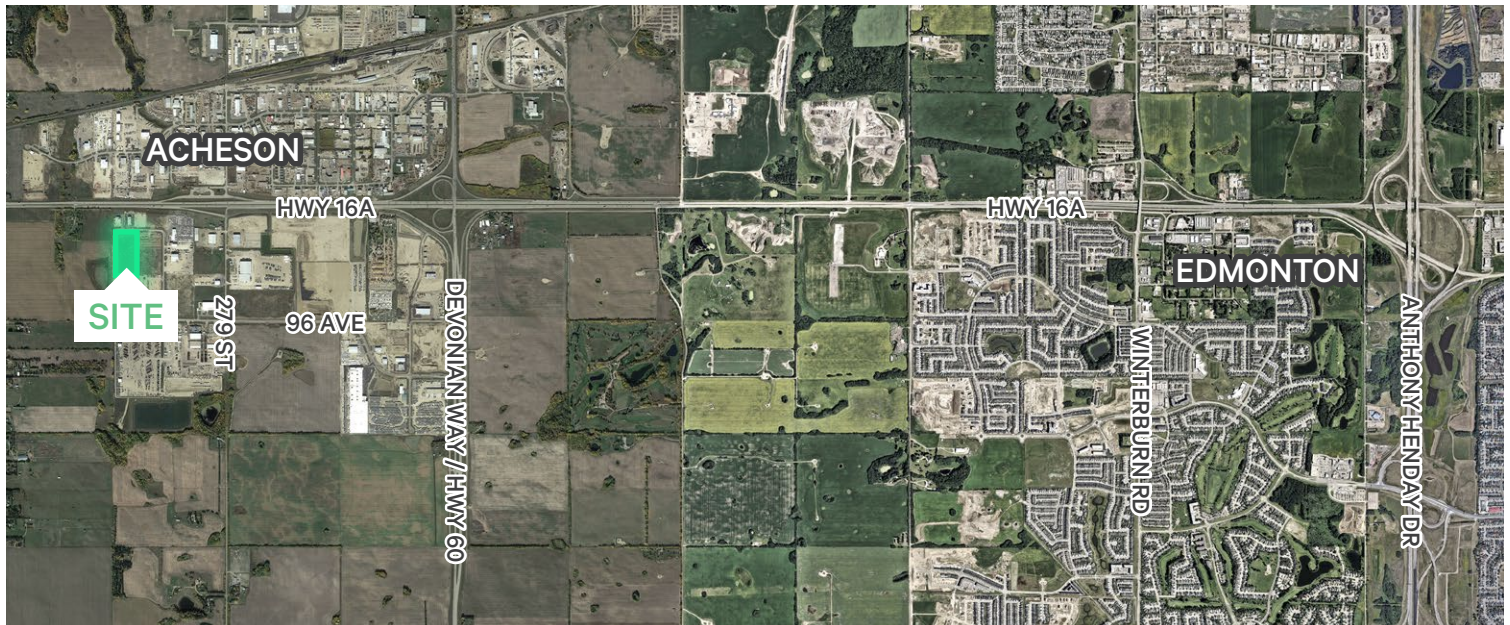


The Opportunity

Prime location in Acheson within Beacon Industrial Park with easy access to Highway 60 and Highway 16A. The site is surrounded by several industrial users, including OK Tire, Alberta Overhead Crane, Q-Line Trucking, Supreme Steel, and Primoris Canada.

The site is situated directly adjacent to Panattoni's WestLink Business Park, adding an additional 152 acres of industrial development in the area.

Legal Address	Plan 1224428; Block 2; Lot 628
Zoning	IB – Business Industrial
Site Size	13.7 Acres
Lot Dimensions	±1,000' x 600'
Site Services	Fully serviced
Taxes (2025)	\$75,787.39
Sale Price	Market



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com
***Lead Broker**

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.