

**AVISON  
YOUNG**

**FOR SALE**

**66,880 sf freestanding building**

25672 111 Avenue & 11196 255 Street, Acheson, AB



**ON 7.63 ACRES**

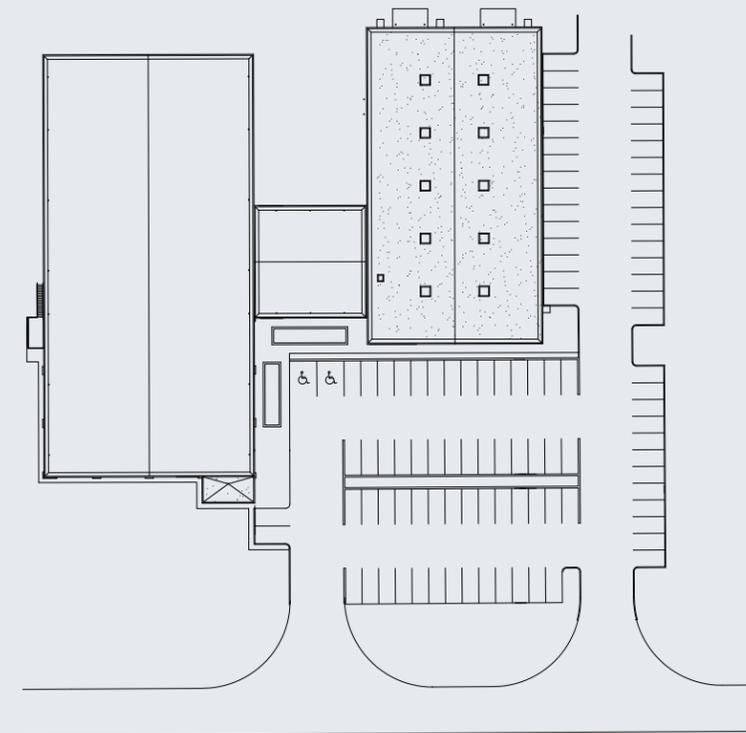
# Offering summary

<b>LEGAL DESCRIPTION:</b>	0721720/2/213 & 0825814/2/215B
<b>MUNICIPAL ADDRESS:</b>	25672 111 Ave (Walker Crescent) & 11196 255 Street
<b>BUILDING SIZE:</b>	10,800 sf (Main Floor Office) 16,280 sf (2nd Floor Office) 39,800 sf (Shop & Office) 66,880 sf (Total)
<b>SITE SIZE:</b>	25672 111 Ave: 5.29 acres 11196 255 St: 2.34 acres
<b>TOTAL:</b>	7.63 acres
<b>ZONING:</b>	IM - Medium Industrial
<b>LOADING:</b>	Grade
<b>CEILING HEIGHT:</b>	23'
<b>YEAR BUILT:</b>	2008
<b>POWER:</b>	800 amp, 277/480 volt, 3 phase
<b>TAXES (2024):</b>	25672 111 Ave: \$139,583 11196 255 St: \$16,267
<b>SALE PRICE:</b>	<b>\$13,800,000</b>

**\*PARTIAL LEASEBACK WOULD BE CONSIDERED**

# Property highlights

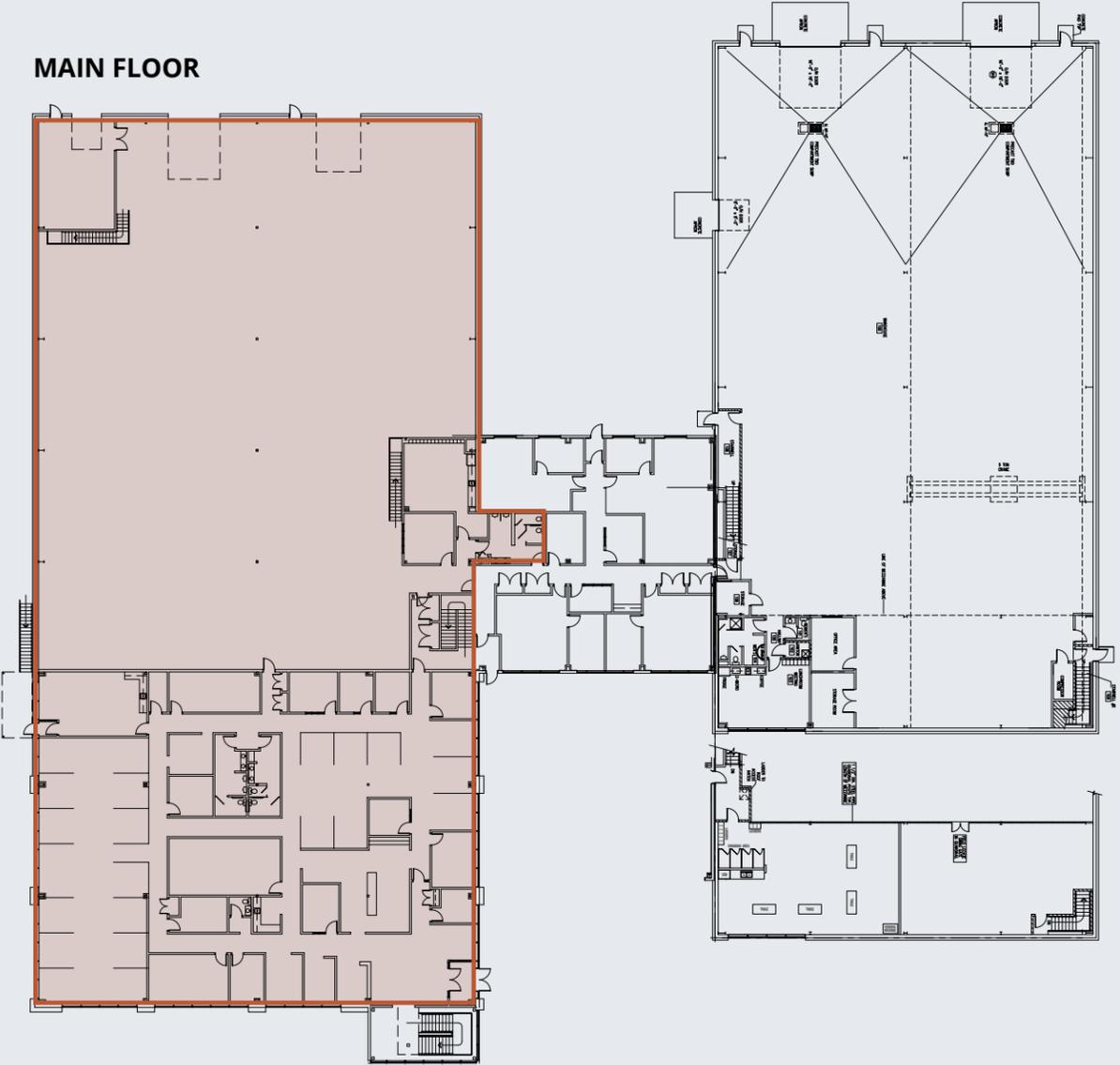
-  Both lots are fenced, paved and graveled
-  Office furniture, shop, gym equipment and racking is available for purchase
-  Shop is constructed of multiple bays. Mezzanine, offices, storage space, washrooms in both shops. Mechanics room and first aid room. Kitchens, lunchrooms and locker and changerooms.
-  Office space over two floors with boardrooms, washrooms, lots of closet/storage space, lunchrooms, gym, private office and open office space. Separate reception and office area which can be used for separate business.



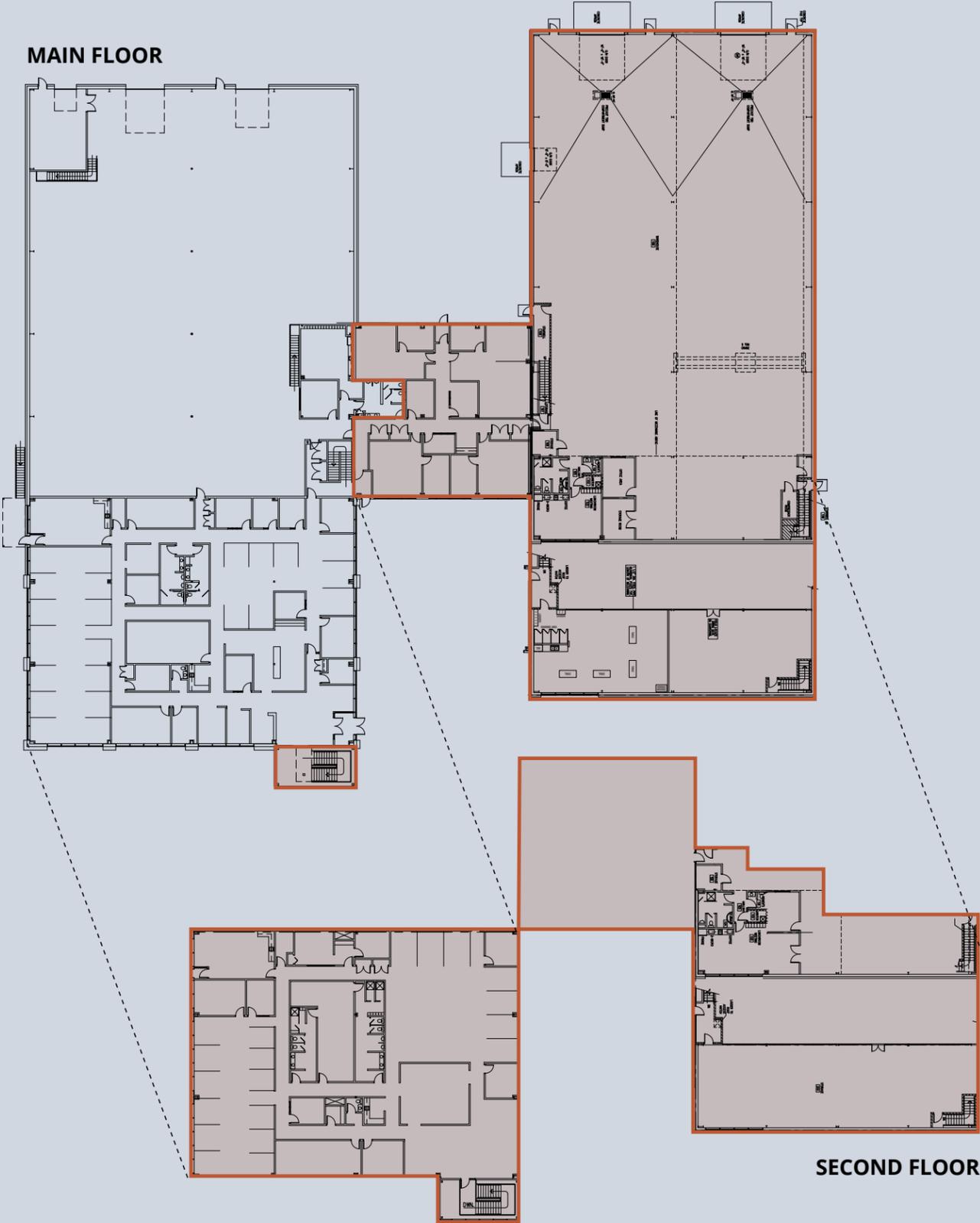
# Property details

-  Opportunity for shared occupancy
-  Grade Loading:  
(1) 8' x 10'  
(1) 12' x 14'  
(1) 12' x 16'  
(2) 16' x 16'
-  1 x 5 ton crane
-  Cross access connecting both properties
-  Multiple access points into property
-  Ample parking
-  AC in office
-  Radiant tube heating in shop and makeup air
-  Temperature controlled IT room with sensors
-  Dual compartment sumps in shop

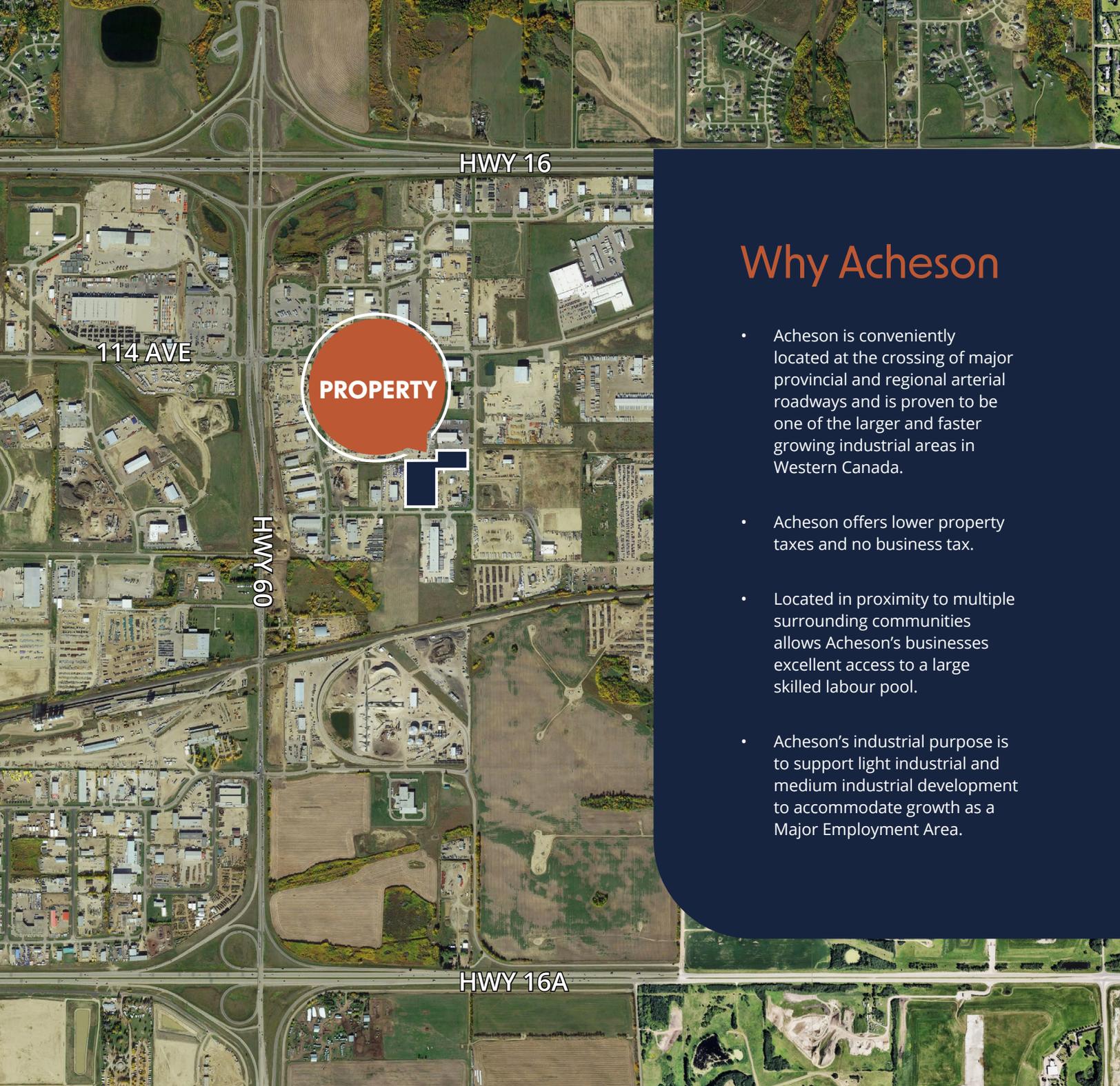
# Leaseback space



# Vacant space



These floorplans show one example of how the property could be leased back to Flynn, with Flynn occupying the west warehouse and all of the main floor office space, and a new group occupying the east warehouse and all of the second floor office space.



## Why Acheson

- Acheson is conveniently located at the crossing of major provincial and regional arterial roadways and is proven to be one of the larger and faster growing industrial areas in Western Canada.
- Acheson offers lower property taxes and no business tax.
- Located in proximity to multiple surrounding communities allows Acheson's businesses excellent access to a large skilled labour pool.
- Acheson's industrial purpose is to support light industrial and medium industrial development to accommodate growth as a Major Employment Area.

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