

# FOR SALE

10,600 sf on 2.09 Acres in Acheson, AB



## 26904 – 96 AVENUE

Opportunity to purchase highly functional shop with 40' ceilings, drive thru-bays, cranes and make up air

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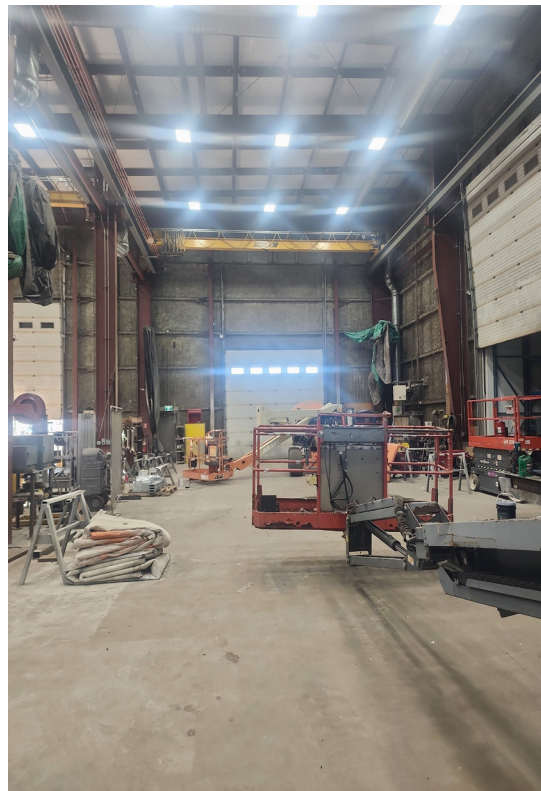
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## Space Profile

|                    |                                                            |           |
|--------------------|------------------------------------------------------------|-----------|
| Building Area:     | Main Floor Office:                                         | 1,300 sf  |
|                    | Second Floor Office:                                       | 1,300 sf  |
|                    | Shop Area:                                                 | 8,000 sf  |
|                    | Usable Area:                                               | 10,600 sf |
| Site Size:         | 2.09 Acres                                                 |           |
| Legal Description: | Plan 1323268, Block 3, Lot 27                              |           |
| Availability:      | One year after close - Tenant will lease back for one year |           |
| Sale Price:        | \$4,200,000.00                                             |           |
| Property Taxes:    | TBC                                                        |           |
| Zoning:            | BI - Business Industrial                                   |           |
| Year Built:        | 2014                                                       |           |



## Building Information

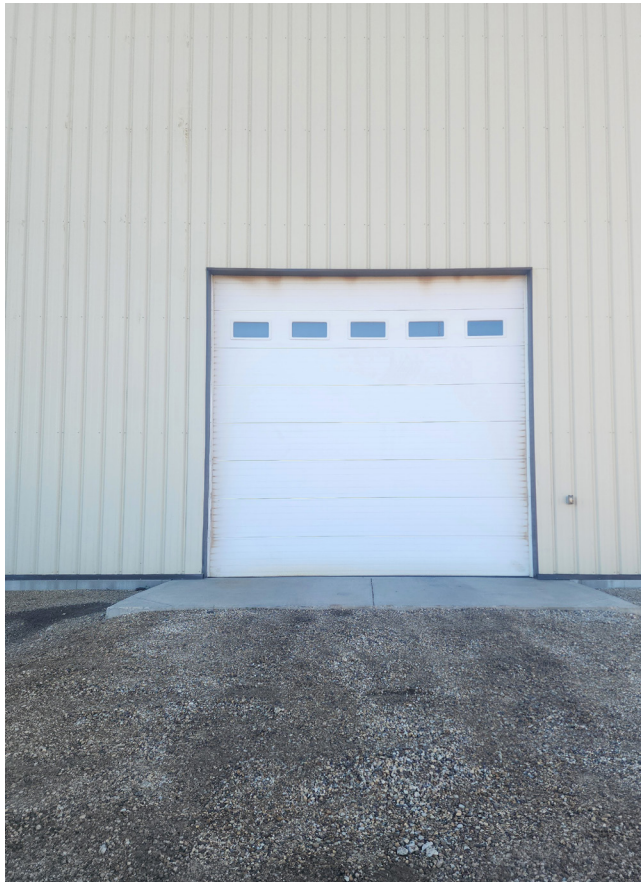
|                            |                                        |
|----------------------------|----------------------------------------|
| Power:                     | 300 Amp, 600 Volt                      |
| Dock Doors:                | (5) 16' x 16' with two drive-thru bays |
| Ceiling Height:            | 40' Clear                              |
| Site Coverage Ratio (STC): | 12%                                    |
| Cranes:                    | Two (2) 3-tonne, Two (2) 5-tonne       |
| Make Up Air:               | Extensive throughout the shop          |
| Parking:                   | Surface                                |
| Foundation:                | Reinforced concrete slab-on-grade      |
| Framing:                   | Steel frame, metal clad and metal roof |
| Roof:                      | Flat roof                              |
| Yard:                      | Fenced, graveled, compacted            |



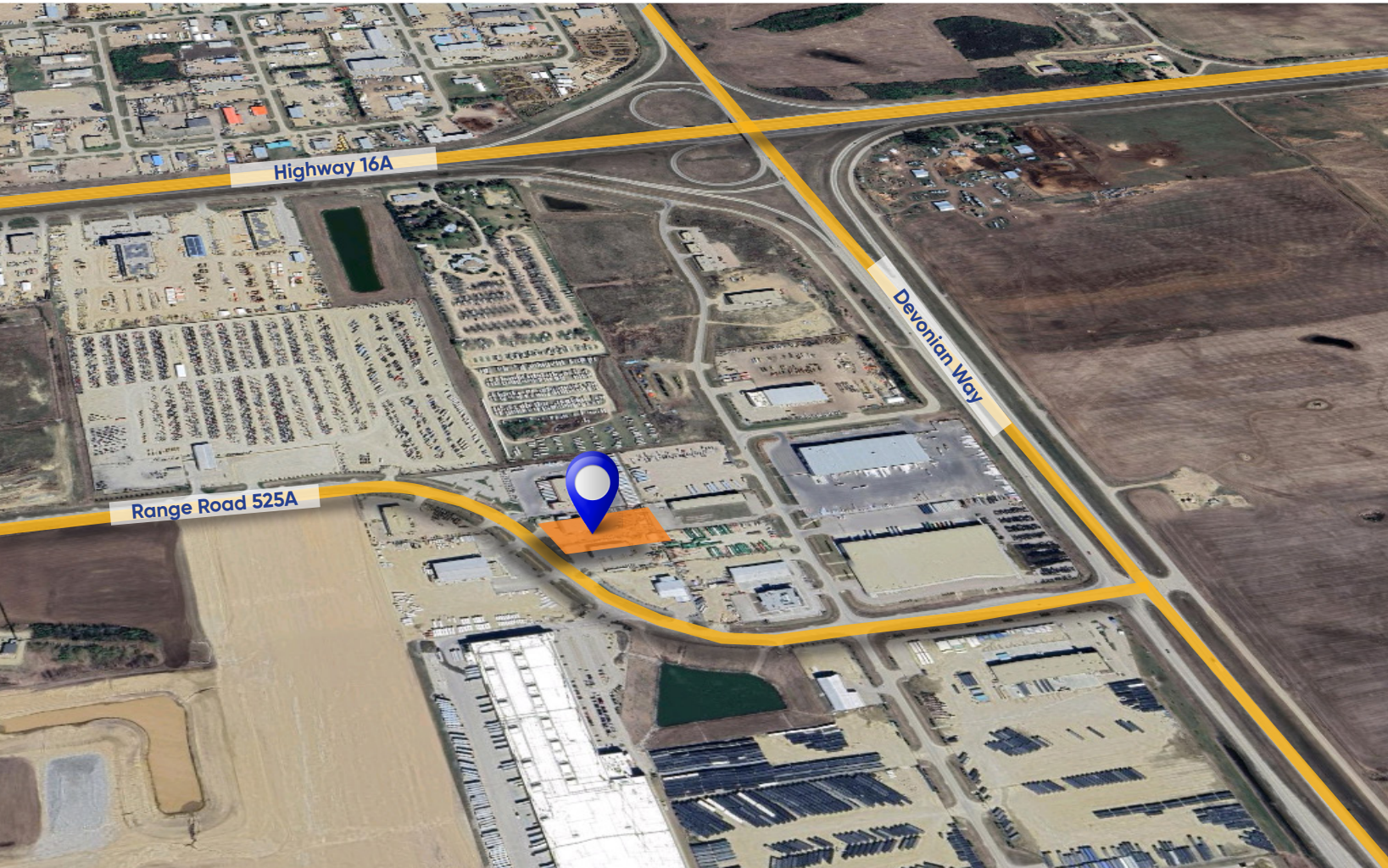
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## Features & Amenities

- Free-standing, Business Industrial zoned building on 2.09 acres
- Low site coverage ratio providing excess land for storage and outdoor industrial activities
- Fenced and graveled yard, with drive-thru capabilities
- Building consists of a main and second floor office space, with a highly functional shop space
- 40' clear ceiling height, cranes, and make up air



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### Drive times and major amenities in the area

This property is located in Acheson, just 5 minutes West of Anthony Henday Drive with quick access to Highway 16A, (Parkland Highway) Yellowhead Trail, major access routes and surrounding municipalities.

Acheson is a major, fast-growing industrial hub in Western Canada which offers lower property tax and no business tax.

Located in close proximity to multiple surrounding communities which allows Acheson's businesses an excellent access to a large skilled labour pool.

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