



TURNKEY INDUSTRIAL HUB IN ACHESON

Exceptional 16.94-acre industrial property located in Acheson, within the City of Edmonton limits. The site offers paved access, a gated and fully fenced yard, and excellent functionality zoned Medium Industrial. The main shop, built in 2007, spans 15,076 sq ft and features radiant heat, 480V power, five overhead doors, office, and mezzanine space. A second 4,856 sq ft steel-frame shop serves as a dedicated wash bay, complete with steel floor plating, catch basin, spray-foam insulation, and four overhead doors. The 2,417 sq ft office building (2018) includes three offices, two bathrooms, kitchenette, reception, and conference room. The site is equipped with a fire water hold tank exceeding city requirements. With only 3% site coverage, there is significant room for future development and/or storage. All buildings are in excellent condition—an ideal turnkey site.



PAVED ACCESS



GATED & FULLY
FENCED YARD



RADIANT HEAT &
480V POWER



16.94-ACRE LOT

- MAIN SHOP - 15,076 SQFT
- 2ND SHOP - 4,856 SQFT
- OFFICE - 2,417 SQFT

10661 231 STREET | ACHESON



MLS® E4463407



SCAN the QR code for real time offer updates, or contact Jeremy for more information.

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