

**AVISON  
YOUNG**

**FOR LEASE**

**28712**  
**114 AVENUE**



**14,400 SF BUILDING ON 4 ACRES AVAILABLE IN ACHESON**



Clean shop space with 9 grade doors (2 are drive thru)



Improved, fenced, and gated site with private access



Direct access to 114 Avenue and close proximity to Yellowhead Highway and Anthony Henday

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# 28712 114 AVENUE

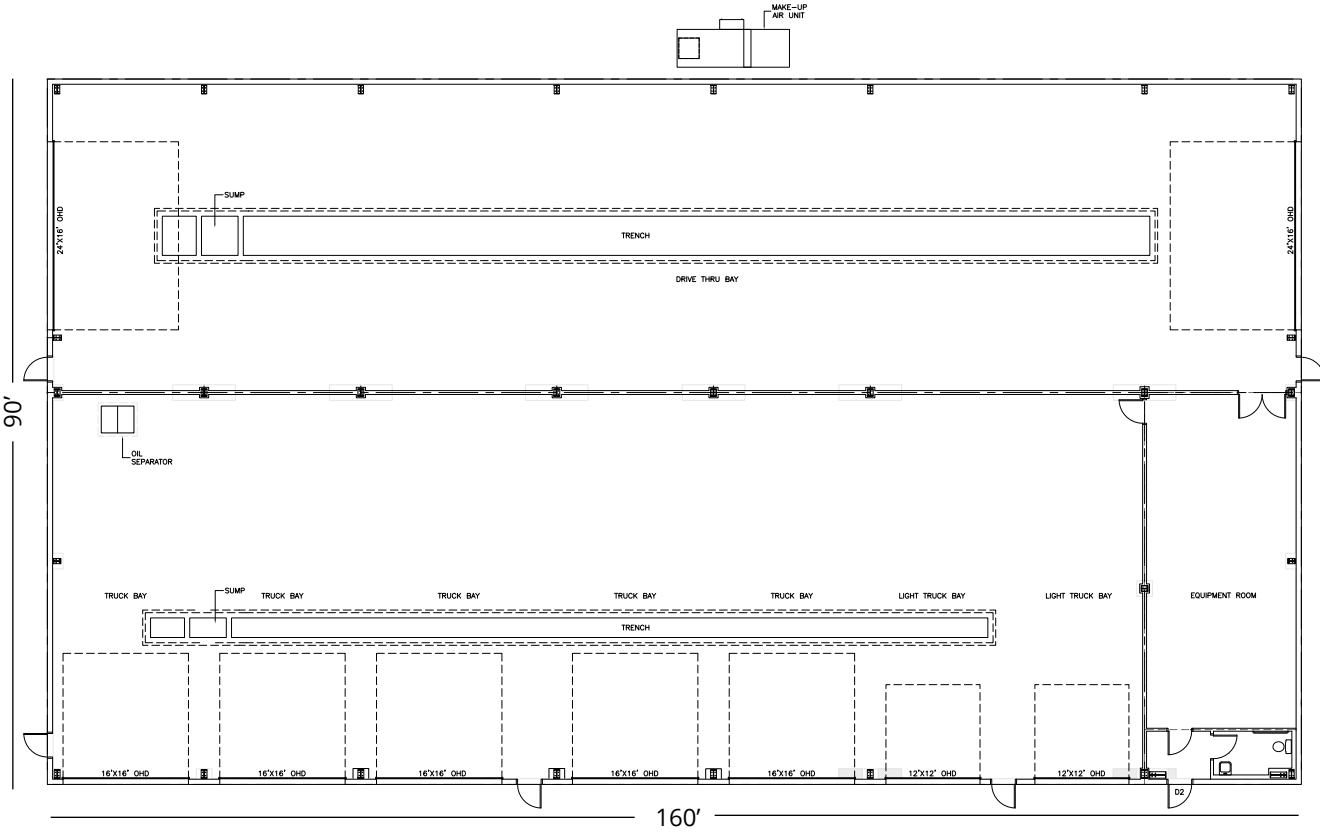
Legal Description:	Plan 3632 RS Lot 11
Site Size:	4 Acres
Building Size:	14,400 sf
Zoning:	Business Industrial
Loading:	5 grade doors (16 x 14) 2 grade doors (12 x 12) 2 drive thru doors (18 x 22)
Ceiling Height:	20' clear
Power:	600 volt 400 amp
Op Costs:	TBD
Sublease Rate:	\$16.00 psf
Additional Notes:	<ul style="list-style-type: none"><li>• 1 Washroom</li><li>• Overhead heaters throughout</li><li>• Floor drains</li></ul>

IMPROVED YARD

Extensive yard improvements, fully gravelled and compacted, yard lighting, drainage including catch basins.

GREAT LOCATION

Located in Acheson just 5 minutes west of Anthony Henday Drive with quick access to the Yellowhead Highway and surrounding municipalities.



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28712 - 114 Avenue, Acheson, AB



## Get in touch

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