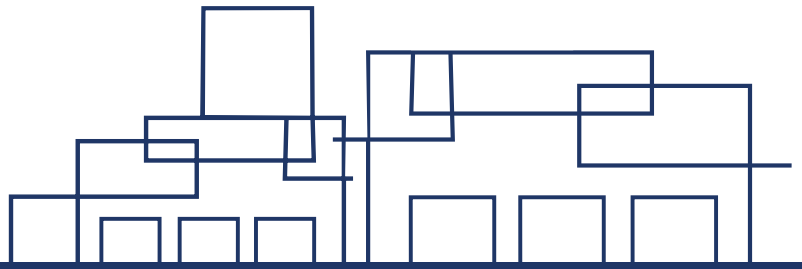


FOR SALE

25015 - 117TH AVENUE
ACHESON, ALBERTA



FREESTANDING INDUSTRIAL BUILDING ON 1.51 ACRES

- Rare opportunity in the low availability market of Acheson to acquire a freestanding industrial building with functional and secured yard space.
- $\pm 1,625$ square feet of developed main floor office with air conditioning (bonus $\pm 1,569$ square feet of undeveloped second floor office/training area) and $\pm 8,125$ square feet of warehouse with four 14' x 16' electric grade overhead loading doors and drive around access.
- Built in 2014/2015 and occupied for the last 10 years by AFL Global: a leading provider of fiber optic solutions for broadband networks, data centers, energy infrastructure, and other applications.
- Located just 1 minute off the Yellowhead Highway and 8 minutes west of Edmonton, the building is close to all major amenities, rail, transportation corridors and services within Acheson.

Brandon Hughes, Associate Broker
Investment Sales & Leasing
780 966 0699
brandon@crealberta.ca

Darin Luciw, Associate
Investment Sales & Leasing
780 573 0830
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Scott Hughes, Broker/Owner
Investment Sales & Leasing
780 915 7895
scott@crealberta.ca

FREESTANDING INDUSTRIAL BUILDING ON 1.51 ACRES

LEGAL ADDRESS

Plan 1320217, Block 1, Lot 307

BUILDING SIZE

± 9,750 Square Feet | 65' wide x 150' long
(± 1,569 of bonus undeveloped second floor mezz space)

LAND SIZE

± 1.51 Acres (14.8% Site Coverage Ratio)

ZONING

BI - Business Industrial District

POWER

400 amp, 480 volt, 3-phase main service

INTERNET

Telus fibre optics

AIR CONDITIONING

Yes, added in 2016 for main floor office area

LOADING

(4) 14'w x 16'h electric overhead graded doors

DRAINAGE

Dual compartment sump at centre of shop

CEILING HEIGHT

27' peak | 23' clear

CRANE CAPABLE

Yes, existing stubs are suitable for 5-ton cranes and with modifications, the ability to support 10-ton cranes (no cranes are currently in the warehouse)

YEAR BUILT

2014/2015

SPRINKLERS

No

FENCING

Fully fenced, secured and gated (power sliding gate)

YARD

Gravelled and compacted with concrete staging pad

PARKING

15 designated and paved stalls out front



VACANCY RATE

Acheson is home to +400 businesses and boasts a 0.80% vacancy rate (Q1 2024)



LOWER OPERATING COSTS

Parkland County has low commercial/industrial tax rates and no business taxes: Acheson boasts an average operating cost figure (Q1 2024) of \$4.27 psf



STRATEGIC LOCATION

Located just west of Edmonton, Acheson provides easy access to major transportation corridors, rail lines, and both domestic and international airports.



SALE PRICE:

\$3,299,000

PROPERTY TAXES:

\$29,087 (2024 ACTUAL)

FREESTANDING INDUSTRIAL BUILDING ON 1.51 ACRES

FLOOR PLAN

±1,569

wide open undeveloped second floor mezzanine

3

large executive offices with reception area

1

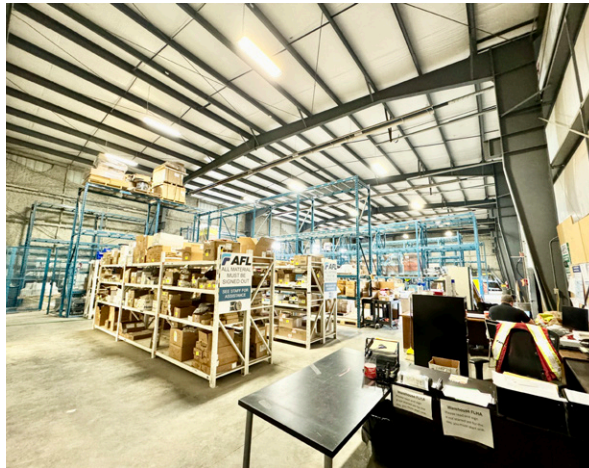
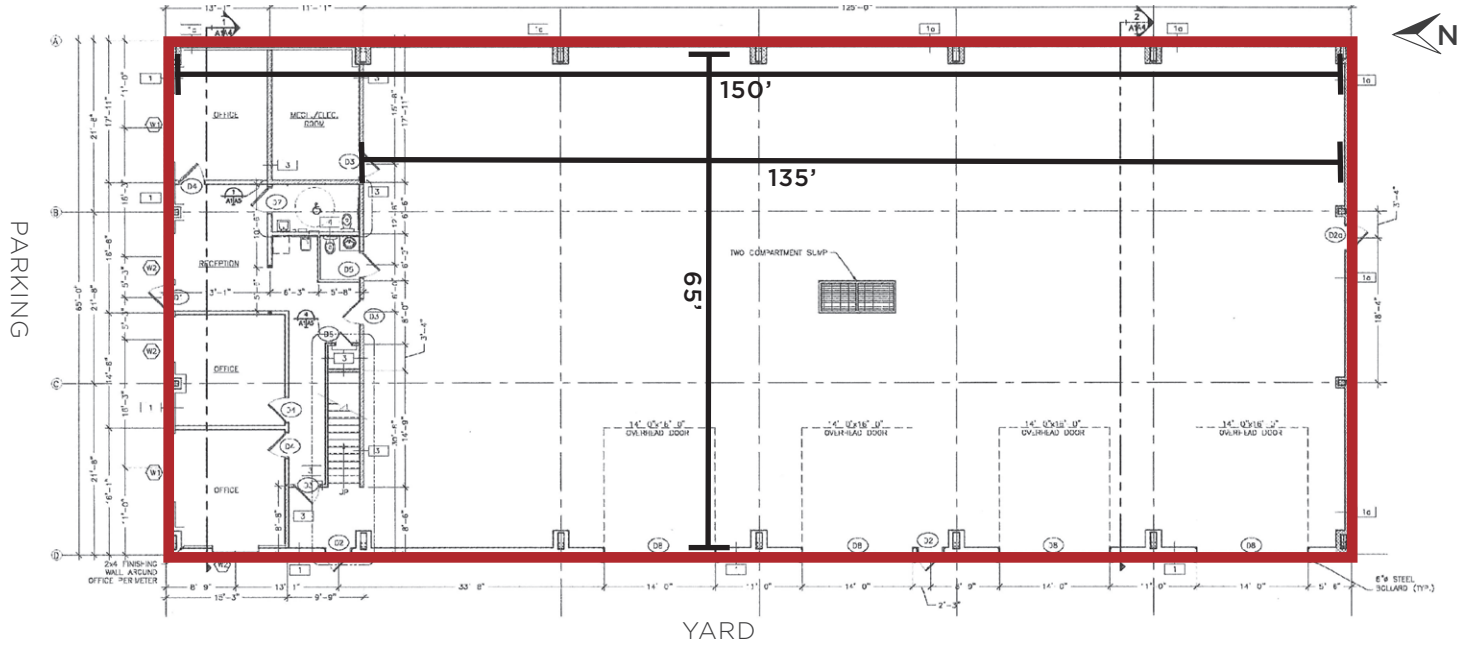
barrier free & accessible washroom

1

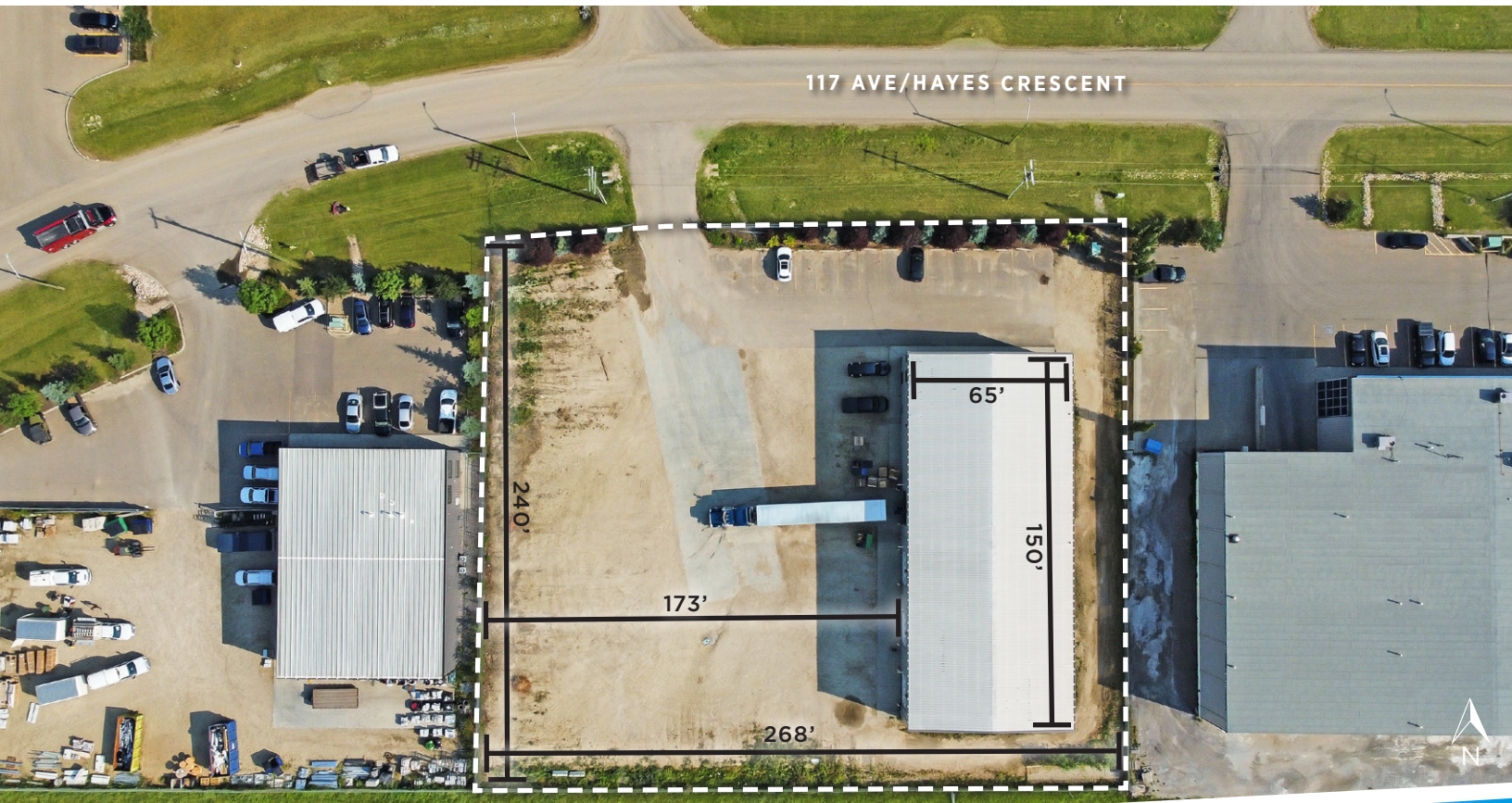
main floor kitchenette area

1

additional washroom in shop



FREESTANDING INDUSTRIAL BUILDING ON 1.51 ACRES



FREESTANDING INDUSTRIAL BUILDING ON 1.51 ACRES



DOWNTOWN
EDMONTON

BEVINGTON ROAD

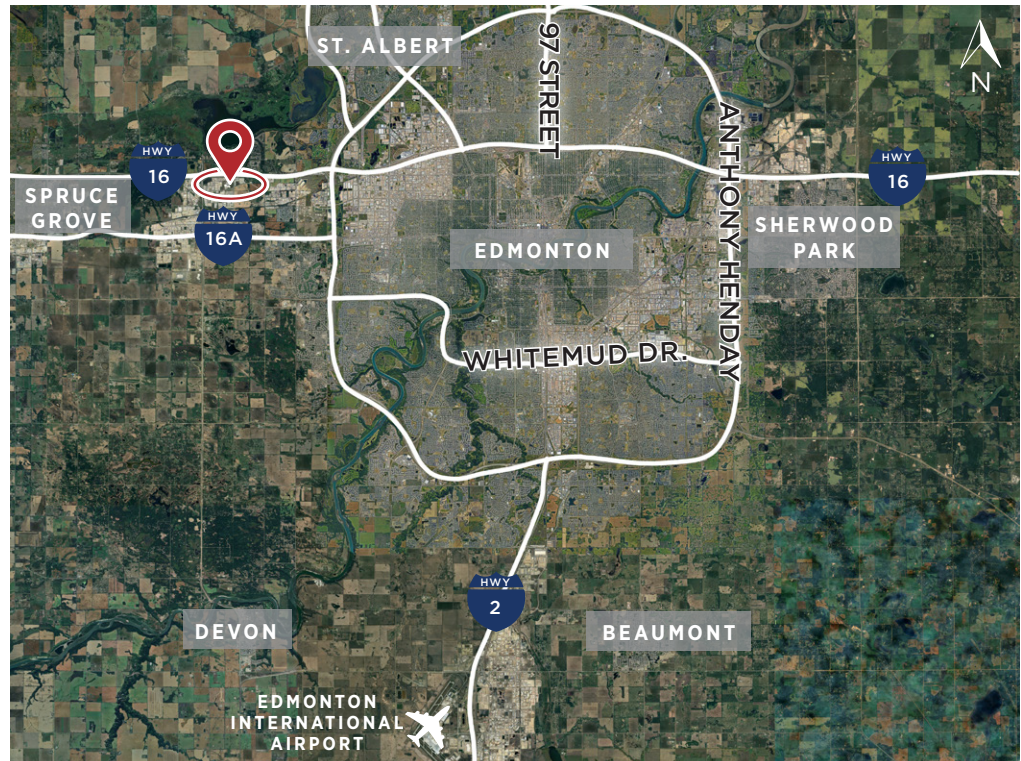
114 AVENUE

HWY
16

117 AVE/HAYES CRESCENT



DRIVE TIMES	
Highway 16	1 Minute
Anthony Henday Drive	10 Minutes
Downtown Edmonton	25 Minutes
Edmonton Int'l Airport	35 Minutes



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.