

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

Contact:

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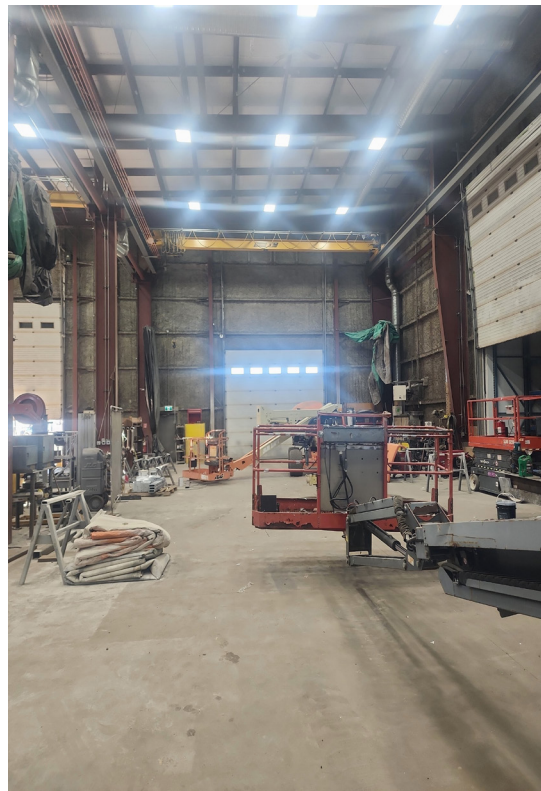
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Space Profile

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

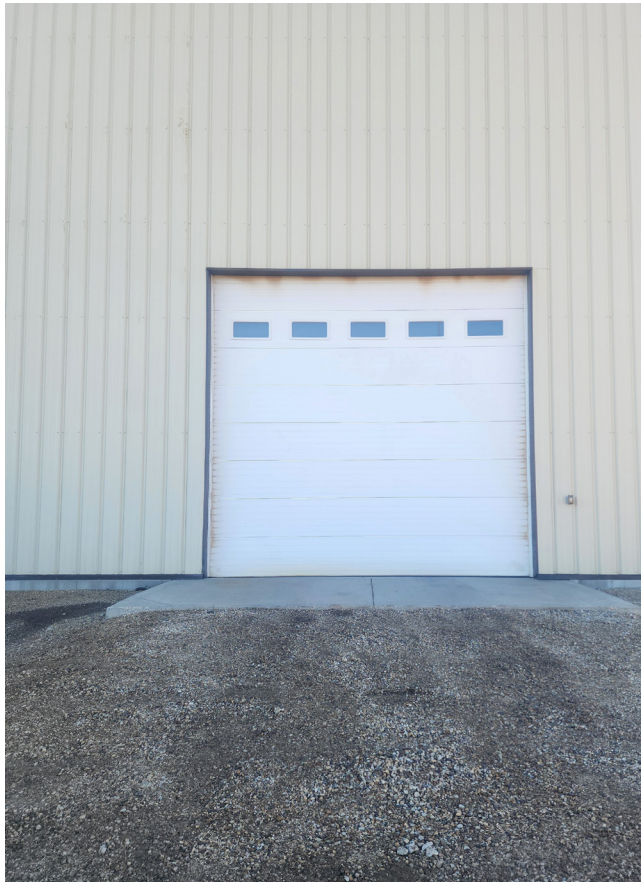
Power:	300 Amp, 600 Volt
Dock Doors:	(5) 16' x 16' with two drive-thru bays
Ceiling Height:	40' Clear
Site Coverage Ratio (STC):	12%
Cranes:	Two (2) 3-tonne, Two (2) 5-tonne
Make Up Air:	Extensive throughout the shop
Parking:	Surface
Foundation:	Reinforced concrete slab-on-grade
Framing:	Steel frame,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



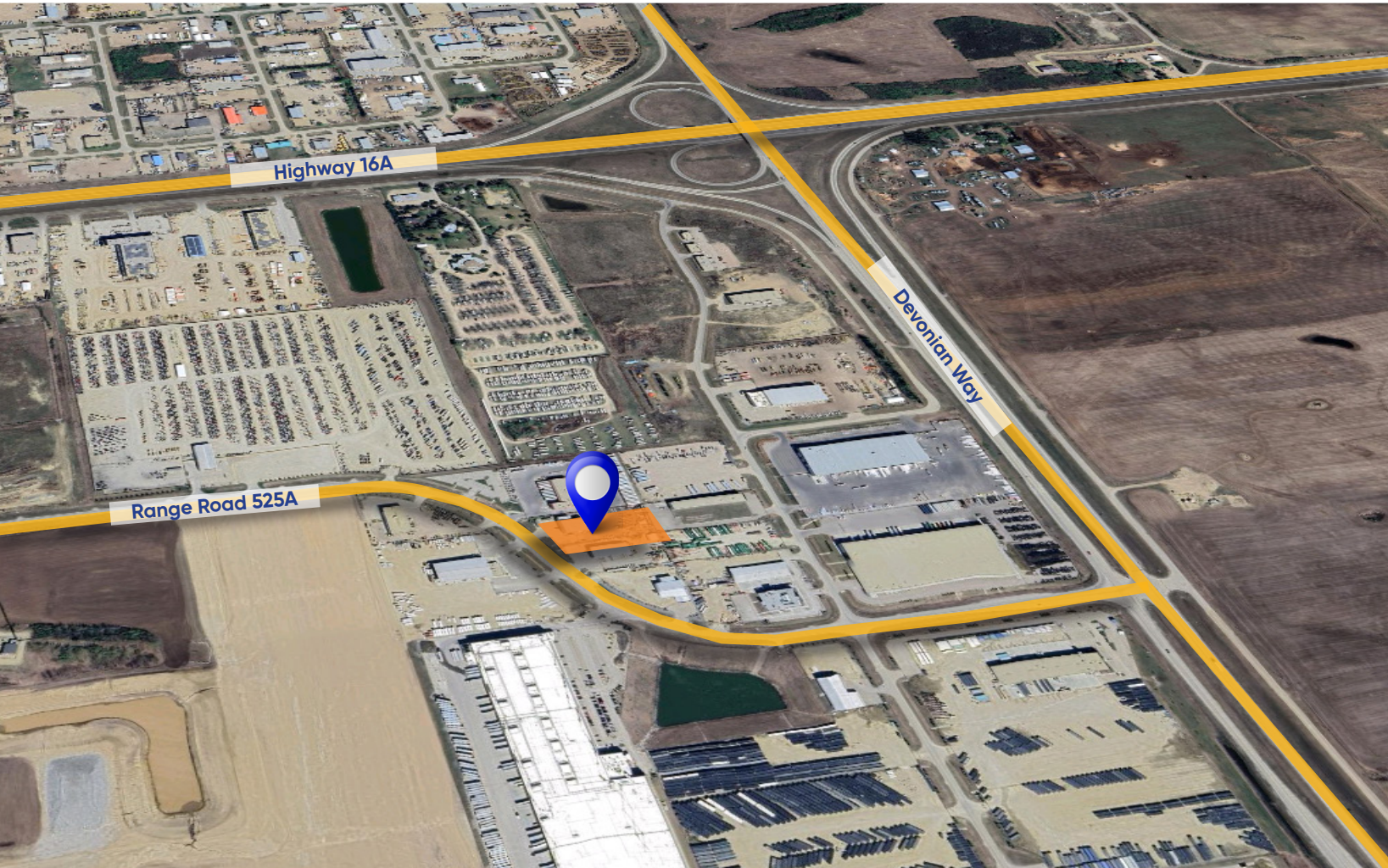
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Features & Amenities

- 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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