

PARKLAND POWER CENTRE

109.14 ACRE COMMERCIAL DEVELOPMENT SITE

~~\$3,900,000~~
\$3,400,000
\$31,152/ACRE



RE/MAX
COMMERCIAL[®]
CAPITAL
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Located at the NW corner of the Yellowhead Highway and Highway 44 interchange, kitty corner from the Acheson industrial area.

Direct exposure to the Yellowhead Highway: Canada & Alberta's east-to-west thoroughfare.

Take advantage of the existing need for retail and commercial services catering to high-volume commuter traffic en route to Spruce Grove, Stony Plain, Jasper, western Alberta and British Columbia, as well as daily workers in Acheson and Parkland County.

Adjacent to Acheson's existing industrial development area, Highway 60, a short commute to Edmonton's west end, Anthony Henday ring road, and the Spruce Grove and Stony Plain.

Zoned Highway Commercial (HC) offering multiple uses.

LEGAL ADDRESS	Plan 7823142, Block A & B
SITE AREA	± 60.16 Acres Block A ± 48.98 Acres Block B <hr/> ± 109.14 Acres Total
SERVICES	Fully Serviceable
LIST PRICE	\$3,400,000 \$31,152 Per Acre
TAXES	\$6,148.34 (2024 actual)
SIGNAGE INCOME	\$6,000 Per Annum
ZONING	HC - Highway Commercial

CLICK FOR CURRENT
HIGHWAY COMMERCIAL USES



HIGH-LEVEL OVERVIEW

- County of Parkland is pro-development and aware of the current development requirements for this site: they standby ready to assist developers, investors, tenants and owner/operators.
- Acheson is home to +400 businesses boasting a 0.80% vacancy rate (Q1 2024) and has easy access to all major transportation corridors.
- Lower operating costs: Parkland County has low commercial/industrial tax rates and no business taxes: Acheson boasts an average operating cost figure of \$4.27psf (Q1 2024).
- Access to skilled labour and close to world class education and technical training centres.

SERVICING AND CONNECTION POINTS

- 300mm existing water main located in close proximity to the east.
- Sanitary service located on-site: a tie-in to the Alberta Region Wastewater Commission Line.
- Natural gas, power & telephone are available at the property line with Telus fibre optic close by.



CONCEPT DEVELOPMENT LAYOUT



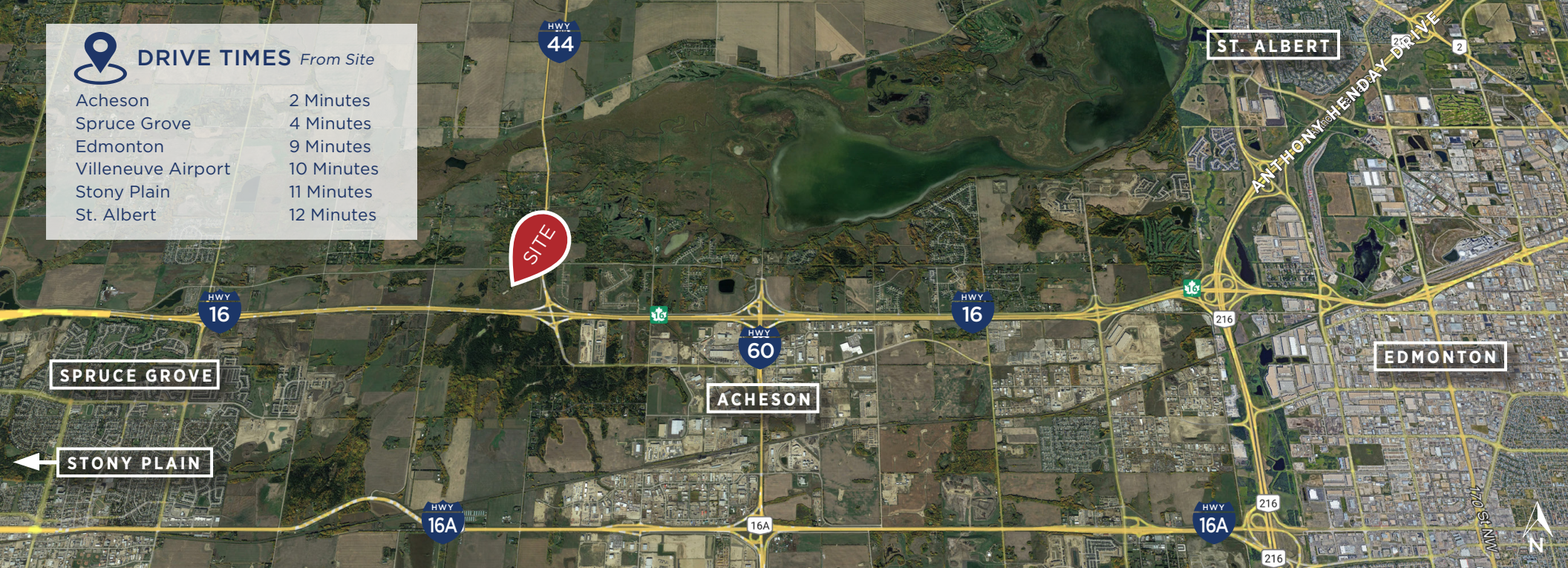
DUE-DILIGENCE DOCUMENTS AVAILABLE

- Parkland County Off-Site Levy/Boundary Recoveries Estimate Report
- Geo Pacific Pavement Structure Report
- River Engineering Stormwater Report
- Spencer Environmental Wetland Compensation Table
- Parkland County Subdivision Requirements Letter
- Full Narrative Appraisal
- Phase I Environmental Site Assessment
- HC Zoning Bylaw
- Geotechnical Feasibility of Groundwater Control Report
- Topographical Survey
- Atim Creek Area Structure Plan



DRIVE TIMES *From Site*

Acheson	2 Minutes
Spruce Grove	4 Minutes
Edmonton	9 Minutes
Villeneuve Airport	10 Minutes
Stony Plain	11 Minutes
St. Albert	12 Minutes



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