



**FOR SALE**

**Acheson Industrial  
#211, 26229 TWP RD 531A**

Acheson, Alberta

**ProvostIndustrial.com**



Positioned on two large parcels of land; 37.5 and 25.2 acres is a 15,874 sq. ft. metal and wood frame industrial building developed as an oilfield servicing shop with offices and service areas with a 1,800 sq. ft. wood frame industrial shop. Included is gravelled parking and fenced rear compound and approximately 40 acres improved pipe yard.

The main building was built new in 2001, and added to in 2006. The second building was built in 2003.

Upside – The below market, triple net lease rate of \$176,857 has the potential to escalate to \$270,000-300,000 annually, as soon as January, 2011.

For more information please contact:

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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.

Situated on two parcels of land 37.5 and 25.2 acres respectively is a 15,874 sq. ft. metal and wood frame industrial building developed as an oilfield servicing shop with offices and service areas plus an 1,800 sq. ft. wood frame industrial shop. Graveled parking and fenced rear compound, approximately 40 acres improved pipe yard.

The main building was built in 2001, and added to in 2006. The second building was built in 2003.

- Potential Quick Cash Flow Upside
- Exceptionally Low Management Investment-Newer Building
- 17,674 SF Space on 62.8 Acres
- Economically Strong and Strategic Location
- Over 3900 Gas & Oil Wells in the Vicinity
- Long-Term Publicly Traded Tenant

**Total Square Feet:** 17,674  
**Lot Size:** 62.8 Acres on two titles  
**Legal:** (Parcel A) Plan 0525426, Block 2, Lot 3  
(Parcel B) Pt NE12-39-3-W4  
**Warehouse Size:** 1,800 sq. ft  
**Utilities:** Parcel A serviced with electricity, natural gas, telephone, and well water and septic sewer  
**2008 Taxes:** \$17,074



**Asking Price:**  
**\$2,300,000**

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