



**FOR SALE**

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

Acheson, Alberta



This high end industrial facility offers 5600 square feet of high end air conditioned office space, including bull pen areas, board rooms, private offices and a shipping & receiving area.

The pre-engineered steel shop area boasts drive thru bays with 18'x16' overhead doors, grade loading, 28' ceilings, in floor heating, highly efficient blow in insulation and in floor sumps. The shop area is also ready to accommodate 10 ton cranes throughout, and is set up for a machining/welding area.

The 4 acres yard is fully compacted and graveled.

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.

This 21,600 square foot building on a 4 acre parcel is well-situated in the quickly growing Acheson industrial area, only minutes from west Edmonton via the Yellowhead Trail.

No business tax in Parkland County. Acheson is within 5 miles of the Edmonton ring road, Anthony Henday. Quick access to the CN Intermodel Yard.

**Lot Size:** 4 Acres  
**Taxes (2008):** \$29,227.06  
**Zoning:** ICC (Industrial Commercial Core)  
**Availability:** Immediate

**Shop heating:** In-floor  
**Office HVAC:** Rooftop units  
**Ceiling height:** 28 feet  
**Office space:** 5600 Sf

**Warehouse:** 16,000 Sf  
**Lot size:** 4 acres  
**Loading:** grade  
**Cranes:** 10 ton ready

**Doors:** (10) 18' x 16'



**Asking Price:**  
**\$3,200,000**

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