CUSHMAN & WAKEFIELD
Edmonton



FOR SALE/LEASE/
BUILT-TO-SUIT

PRIME HIGHWAY 16 EXPOSURE INDUSTRIAL LANDS

11721 Bevington Road,
Acheson, AB

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PROPERTY DETAILS

Municipal Address:
11721 Bevington Rd,
Acheson, AB

Zoning:
BI - Business Industrial District

Market:
Acheson

Site Size
1.73 Acres

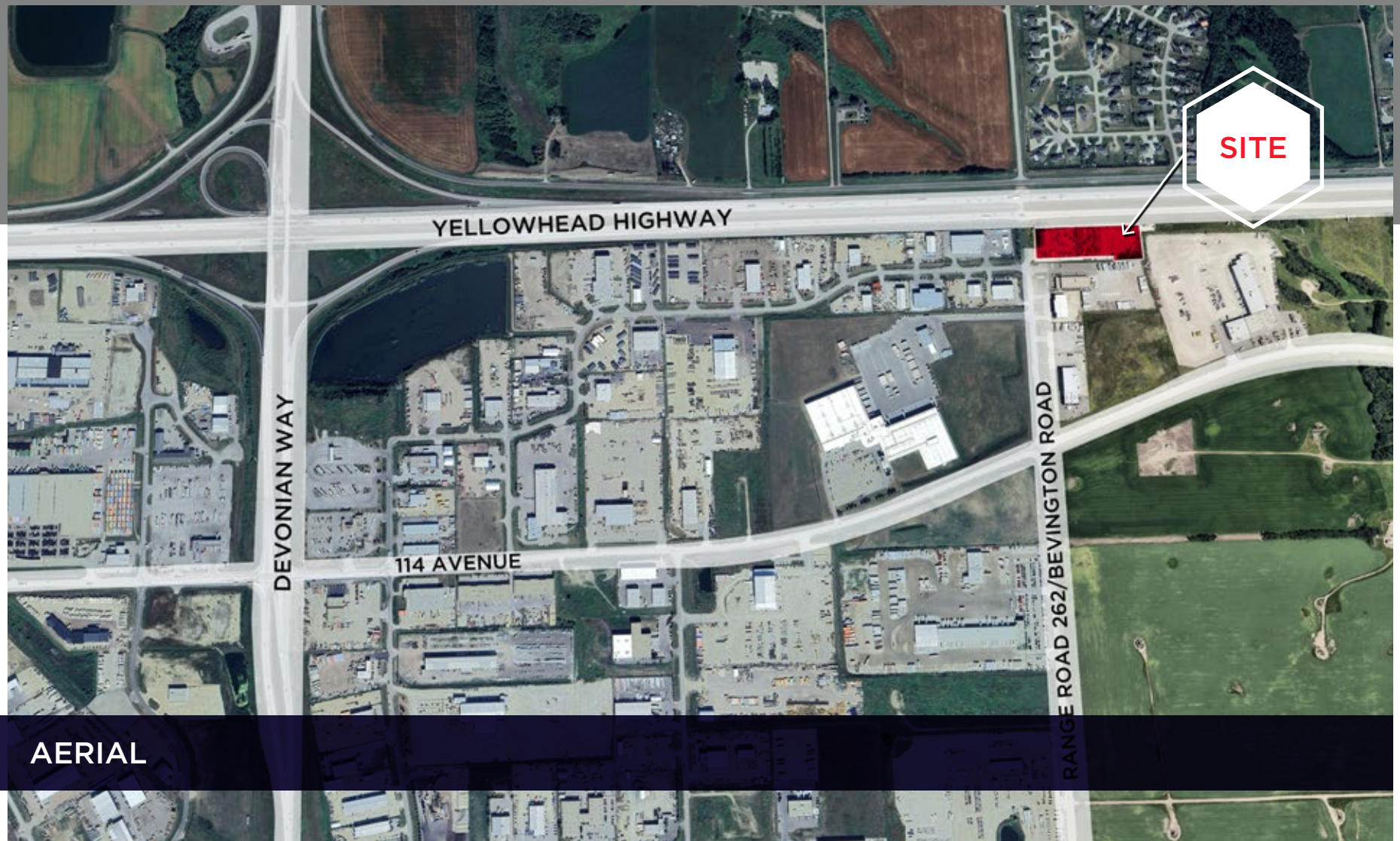
Services:
Site to be Fully Serviced

Lease Rate:
$1.25/SF

Operating Cost:
TBC

Availability:
Negotiable

Sale Price:
$4,387,500 ($975K/acre)



AERIAL

PROPERTY HIGHLIGHTS

- Prime exposure to Yellowhead Highway 16, a key section of the Trans-Canada Highway.
- Over 100,000 vehicles pass by daily in both directions (2022 Alberta Transportation and Economic Corridors).
- Ideal for trailer sales, mobile/ RM home sales, or various industrial and showcase purposes.
- The yard is fully fenced, lit, gravelled, and ready for immediate use.
- Revenue from cell tower in place, $10,000.00 a year.
- Servicing to be completed Spring 2025.
- Site Prep: 6” gravel crush with geotextile.
- Fully fenced.
- 875’ of prime Yellowhead Highway exposure.

PROPERTY PHOTO





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