



FOR SALE / LEASE

ACHESON SERVICES FACILITY

45,438 SF ON 20 ACRES

SUPERIOR BUILDING & YARD

25211 114 Avenue,
Acheson AB

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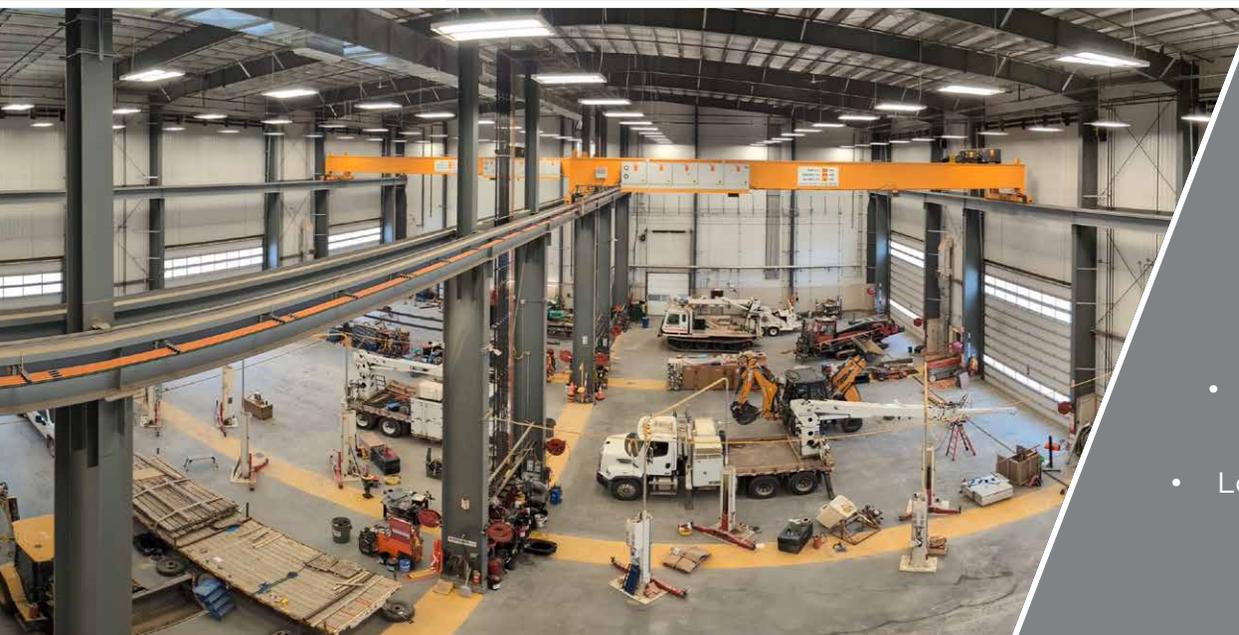
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PREMIUM SERVICES FACILITY & YARD



PROPERTY HIGHLIGHTS

- Rare large industrial services facility in Acheson
- Designed for heavy equipment service and yard storage
- Main service building built in 2014 with a washbay & warehouse expansion in 2018
- Superior construction with 12" floor slab, in-floor heating, air exchange systems, 25 ton cranes, compressed air stations, central lube stations, trench, locker rooms, and 49' clear height
- Yard is compacted gravel on geo-textile and geo-grid, fenced, and powered.
- Low site coverage of 4.57% with minimal office



PROPERTY DESCRIPTION

Municipal Address:

25211 114 Avenue, Acheson AB

Legal Description:

Plan: 1122011; Block 5; Lot 224

Year Built:

2014/2018

Market:

Acheson, Industrial Zone 2

Site Size:

20 Acres
(Additional 10 Acres of fully compacted & fenced yard can be added)

Site Coverage Ratio:

4.57%

Lighting:

T5 & LED

Heating:

Controlled by BMS (Building Management System) remote monitoring and energy management
In-floor heating & radiant

Sumps:

Two stage compartment sumps with holding tanks

Cranes:

(2) 25 ton with auxiliary 5 ton
(38' under hook)

Make Up Air System:

Air exchange units

Loading (grade):

Six 24' x 29'
Five 18' x 18'
Two 12' x 12'

Yard:

Compacted gravel on geo-textile and geo-grid

Washbay:

142'6" x 50' with 22' clear with catwalks & drive though

Service Bays:

142'6" x 147'9' with 49' clear with 3 drive through service bays, 2 central lube stations, 12 air compression stations, cranes, and trenches

Parts Bay:

142'6" x 41'10" with 14' clear, 4 offices, & washrooms

Storage Bay:

142'6" x 50' with 22' clear

Operating Cost:

TBC - Property taxes & Insurance

Taxes:

TBC - Vendor in the process of sub-division

Availability:

90 days

Building Size:

Warehouse/Service Bays: 39,824 SF

Second Floor Office: 5,596 SF

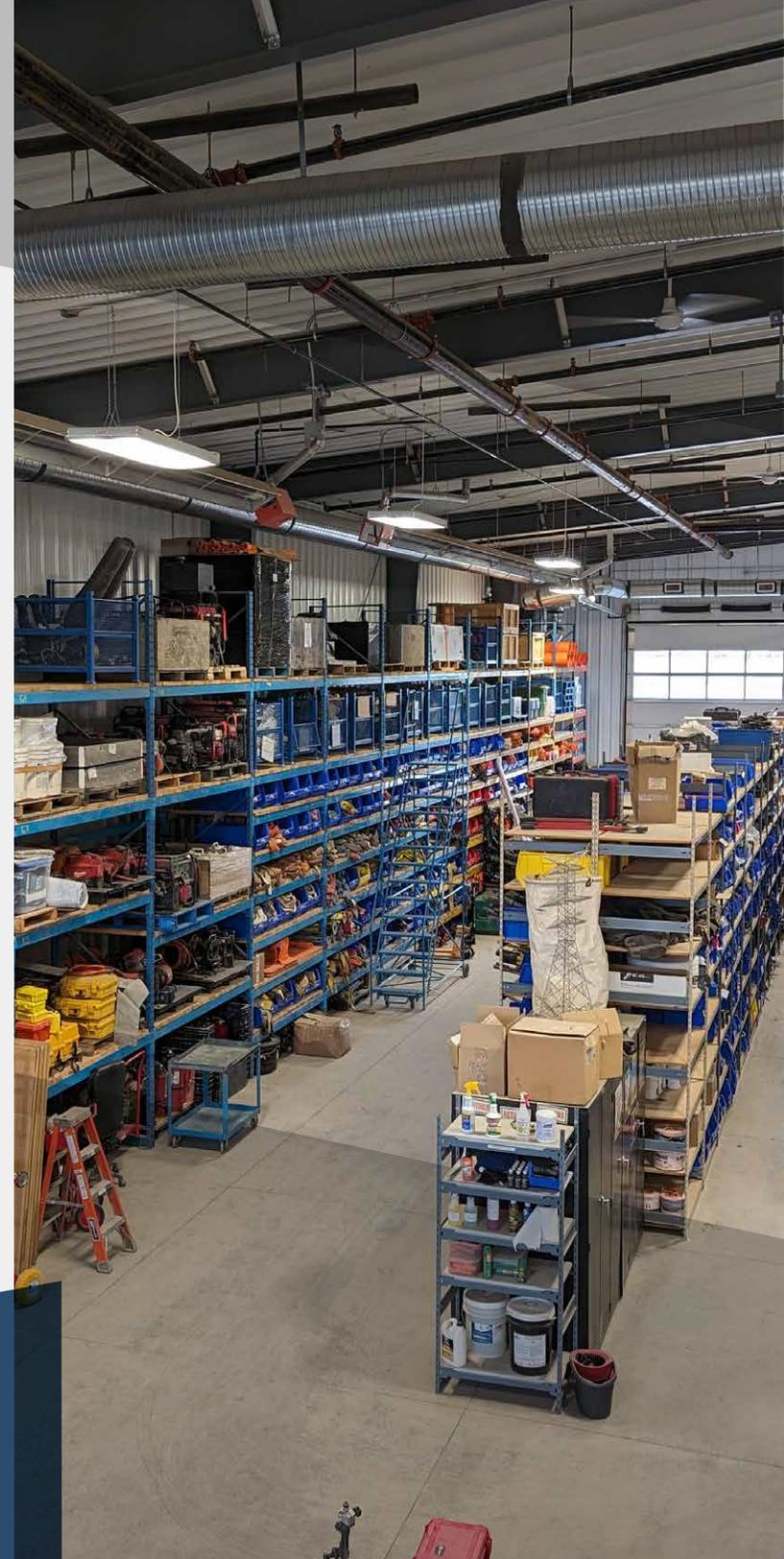
Leasable Area: 45,438 SF

3rd floor Mechanical/

Storage: 5,596 SF

LEASE RATE:
\$24.00 per SF

SALE PRICE:
\$18,750,000



PROPERTY
PHOTOS



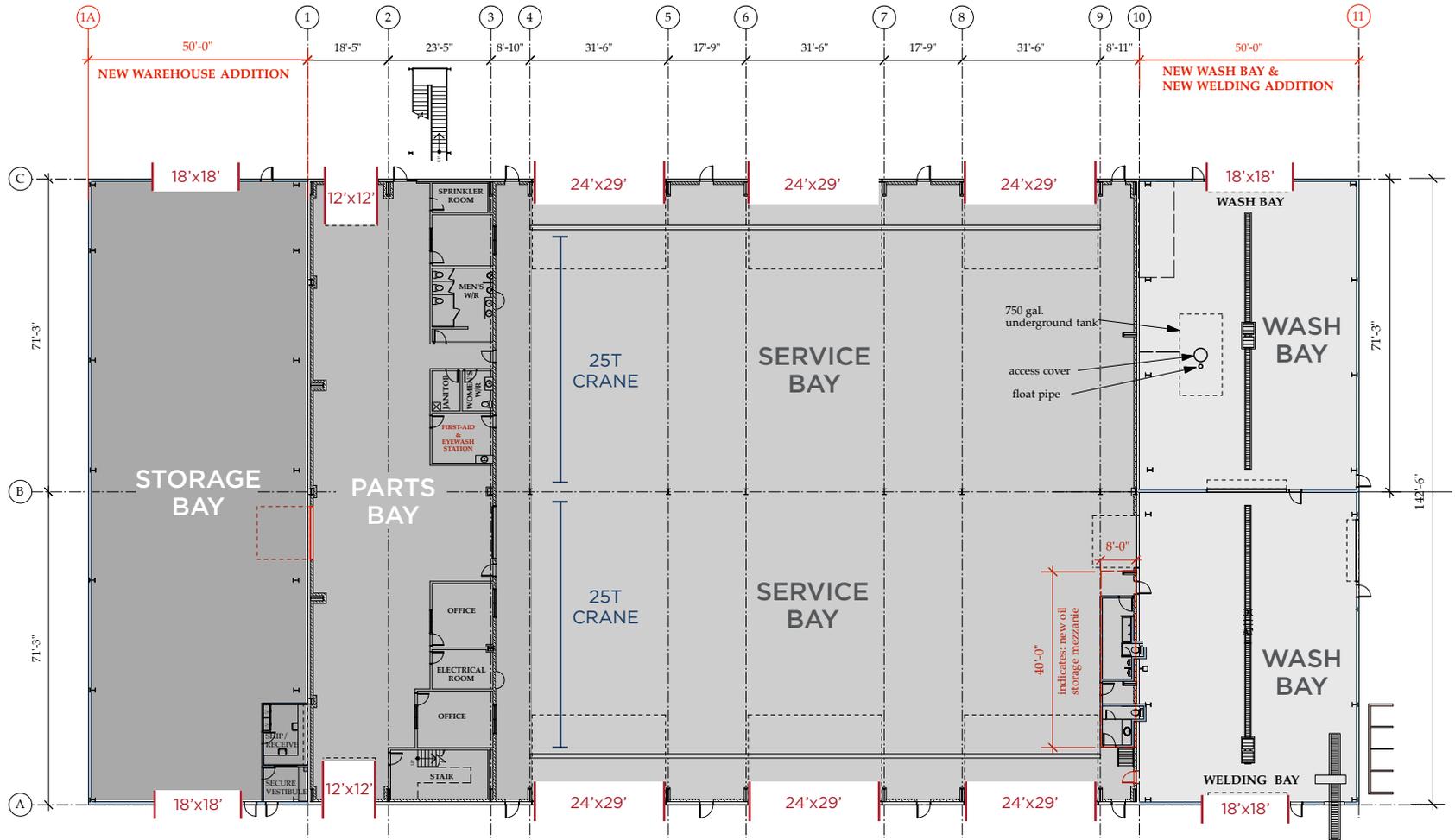
2ND FLOOR OFFICE PHOTOS



FLOOR PLANS

MAIN FLOOR

Service Bay, Wash Bay,
Parts & Storage



AERIAL



SITE

YELLOWHEAD TRAIL (HIGHWAY 16)

114 AVENUE

HIGHWAY 60



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