

# FOR SALE/LEASE



## 47,726 SF HWY 60 DRIVE THROUGH SERVICE FACILITY

9725 266 STREET, ACHESON, AB

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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**Kurt Paull, SIO®**  
Partner  
780 702 4258  
[kurt.paull@cwedm.com](mailto:kurt.paull@cwedm.com)

**Will Harvie**  
Associate Partner  
780 902 4278  
[will.harvie@cwedm.com](mailto:will.harvie@cwedm.com)

**Max McPeak**  
Associate  
780 700 5038  
[max.mcpeak@cwedm.com](mailto:max.mcpeak@cwedm.com)

**Nick Mytopher**  
Associate  
587 597 5475  
[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)



# AERIAL



## PROPERTY HIGHLIGHTS

- Drive through service facility with direct exposure to HWY 60.
- Dedicated wash bay and fabrication bay with overhead cranes.
- 120' Clear Span with One (1) 20-Ton Crane and Two (2) 10-Ton Cranes
- High-end office build out over two floors.
- Trench drains with dual compartment sumps throughout warehouse, mechanic pit. Power and water on columns in warehouse.
- Located in Acheson Industrial with 5 min access to HWY 16, Anthony Henday Drive and HWY 16A for seamless access to the Edmonton region and Northern Alberta.

# PROPERTY DETAILS

MUNICIPAL ADDRESS 9725 266 Street, Acheson

YEAR BUILT 2014

MARKET Acheson Industrial

SITE SIZE 15.26 Acres

## LEASABLE AREA

Main Office 8,129 SF

Office Mezzanine 8,129 SF

Warehouse/Shop 30,300 SF

Warehouse Mezzanine 1,168 SF

**Total 47,726 SF**

POWER 800 Amp, 800 V, 3 Phase

LOADING DOORS (15) 18' X 18' Grade, (1) 8' X 10' Grade

LIGHTING Metal Halide, Fluorescent Tube, T5

HEATING Radiant Tube & Used Oil Furnace

SUMPS Yes - Dual Compartment with Trench drains

CRANE One (1) 20-Ton Crane and Two (2) 10-Ton Cranes

CLEAR HEIGHT 28' Clear to low eve

ZONING IND - Industrial

LEASE RATE \$24/SF

SALE PRICE \$21,000,000.00

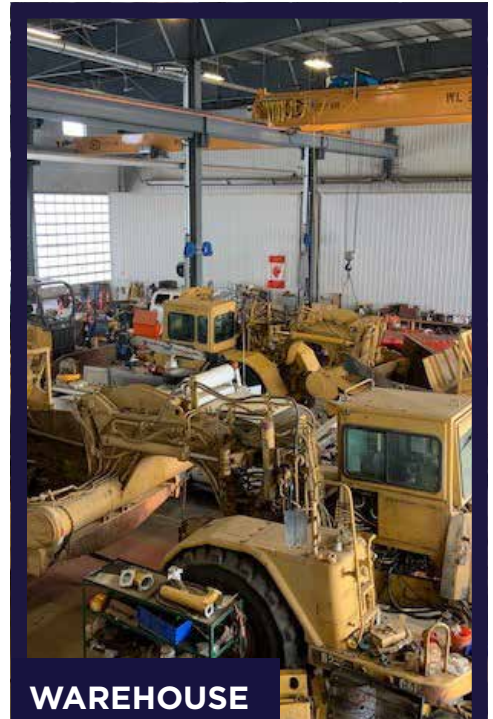
TAXES \$186,739.75

AVAILABILITY September 2025





# BUILDING PHOTOS

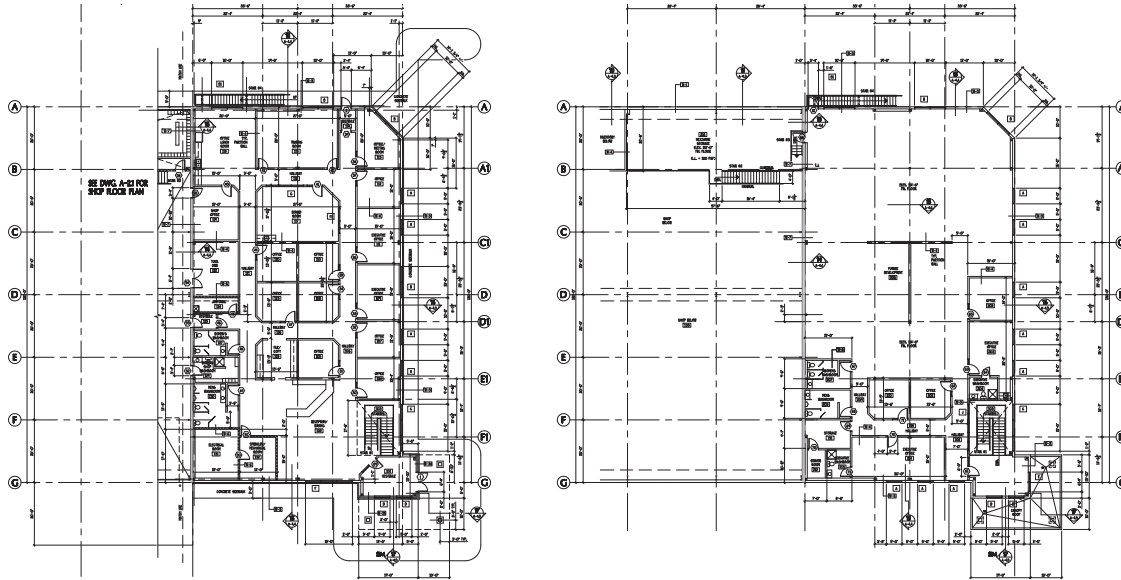




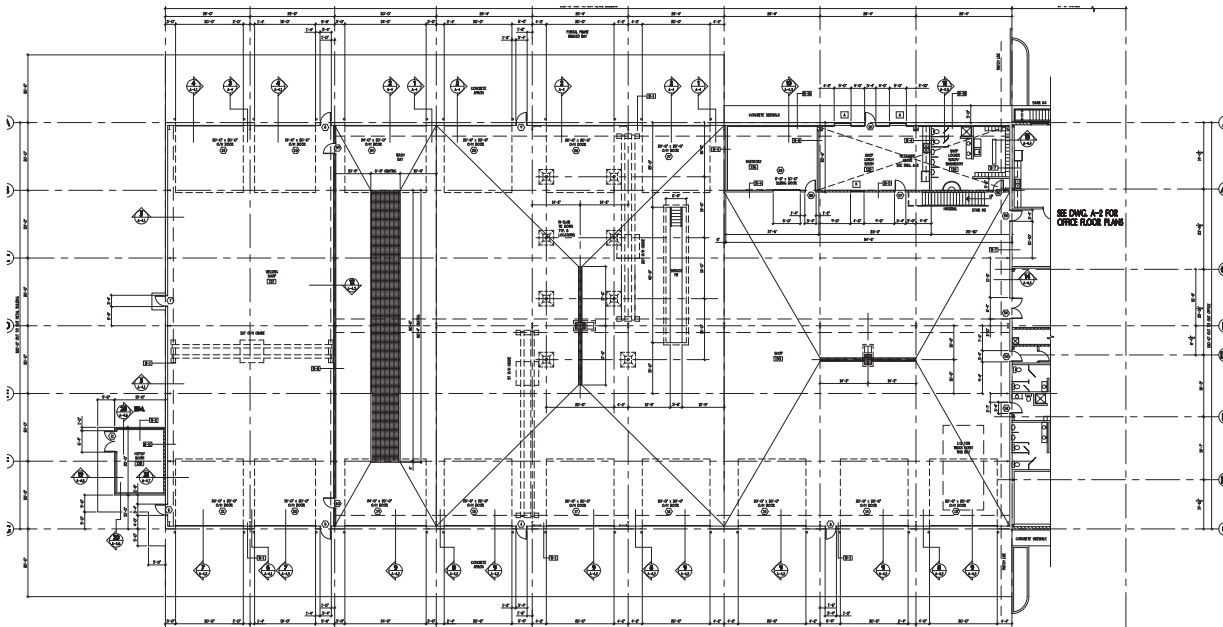
# OVERVIEW



# MAIN FLOOR PLAN



# SHOP FLOOR PLAN



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# KEEP IN TOUCH

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Partner  
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kurt.paull@cwedm.com

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780 902 4278  
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