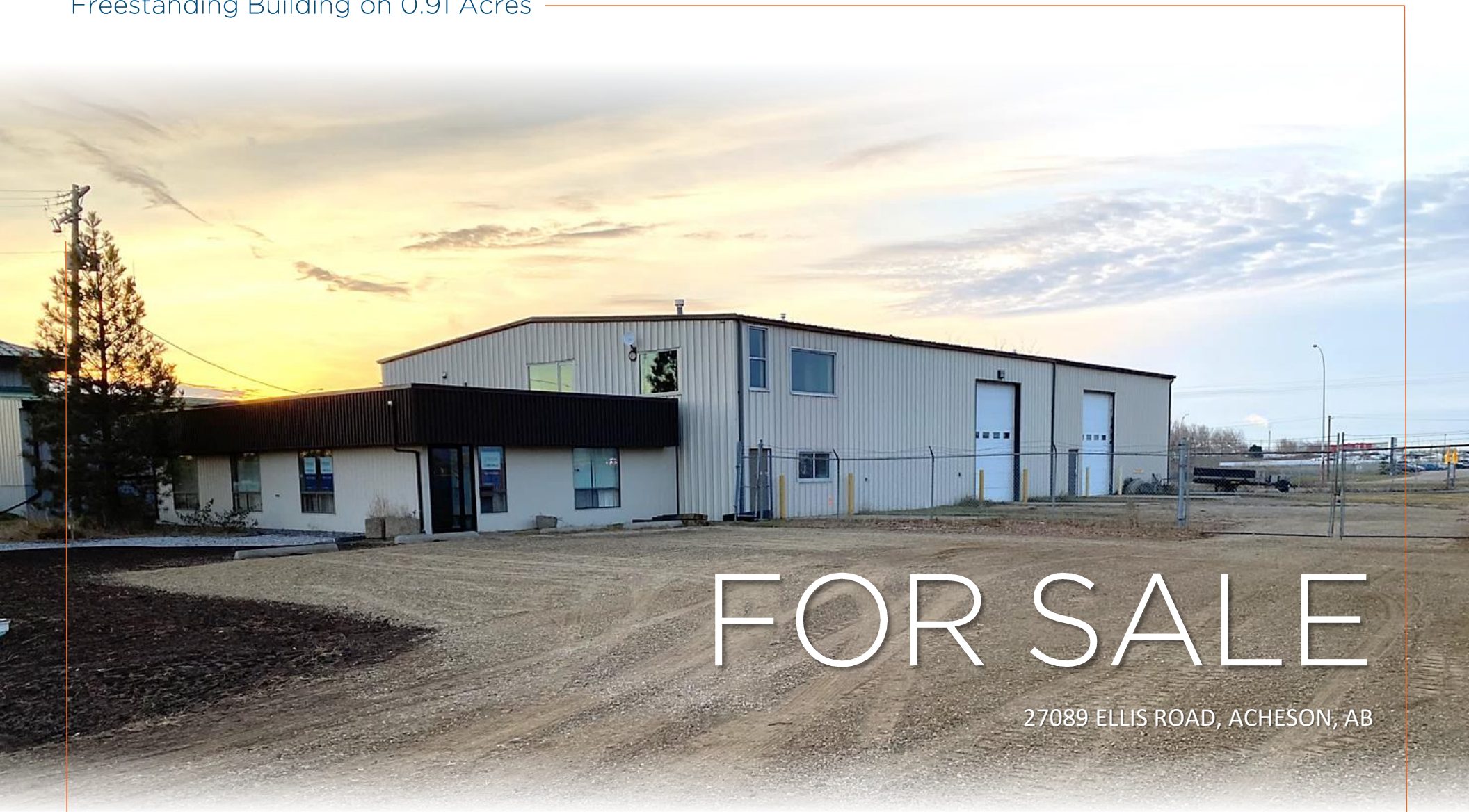


Freestanding Building on 0.91 Acres



# FOR SALE

27089 ELLIS ROAD, ACHESON, AB

WARREN COCHLIN | Senior Vice President, Associate  
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# PROPERTY HIGHLIGHTS

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- Freestanding industrial building on 0.91 acres
- Bright, open mezzanine space with forklift gate
- Air-conditioned office area consists of seven large offices, boardroom, lunchroom, kitchenette, and large file storage room
- Two 12' x 16' grade loading doors
- Fenced and gated yard area
- LED lighting in warehouse
- Direct exposure to Highway 16A
- Available immediately



# PROPERTY DETAILS



PROPERTY LOCATION	27089 Ellis Road, Acheson, AB
LEGAL DESCRIPTION	Plan 7720277; Block 1; Lot 15
BUILDING SIZE	2,922 SF Office Space 5,508 SF Warehouse Space 1,392 SF Mezzanine <b>9,822 SF Total</b>
LOADING	Two (2) 12' x 16' grade loading doors
YEAR BUILT	1984, with upgrades in 2015
HEATING	Forced Air / HVAC in office
TOTAL SITE AREA	0.91 Acres
ZONING	Business Industrial District / Industrial Frontage Overlay
TAXES (2023)	\$17,085.77
ASKING PRICE	\$1,950,000



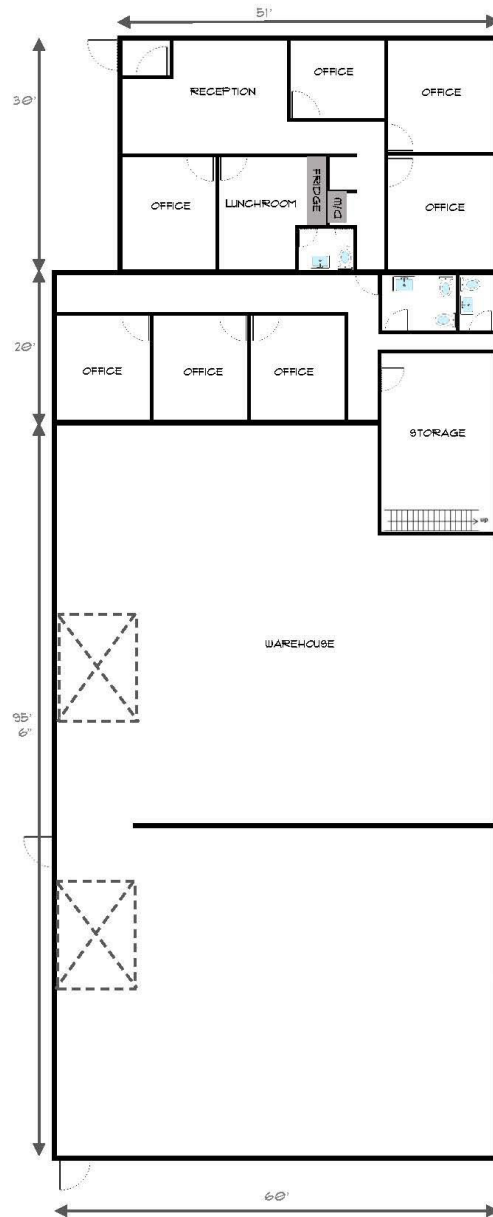
# PROPERTY PHOTOS



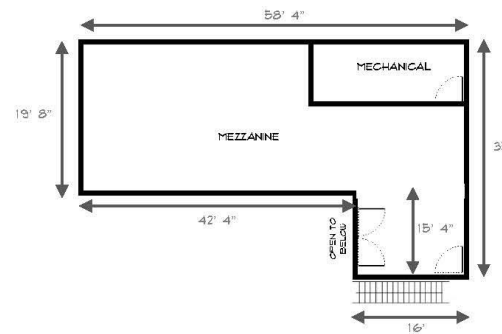
// 27089 Ellis Road, Acheson, AB

# FLOOR PLANS

Floor Plan



Floor Plan Mezzanine



# CONTACT



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