

Freestanding Building on 1.54 Acres



FOR
SALE or LEASE

11318 269 STREET, ACHESON, AB

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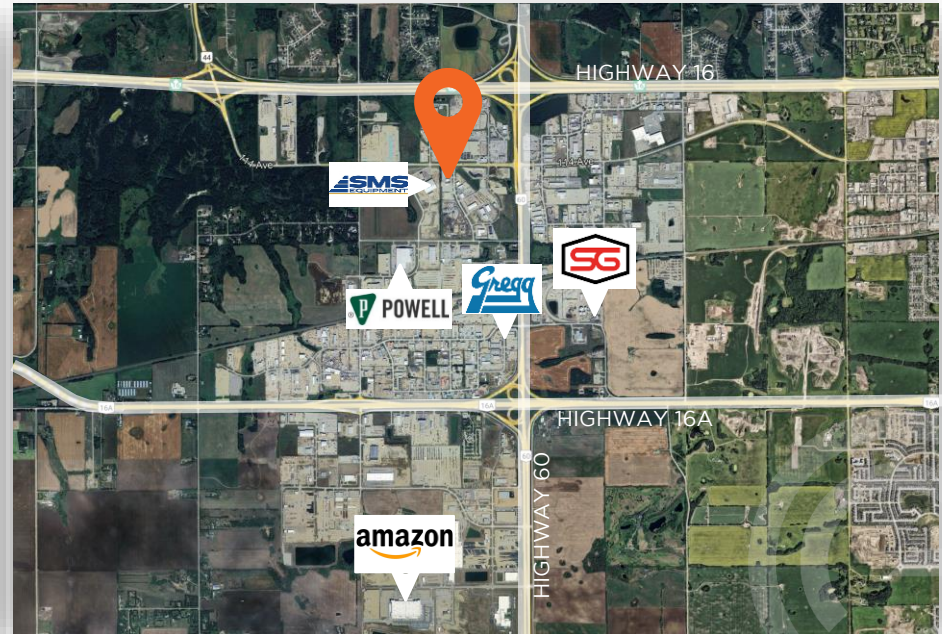
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PROPERTY HIGHLIGHTS

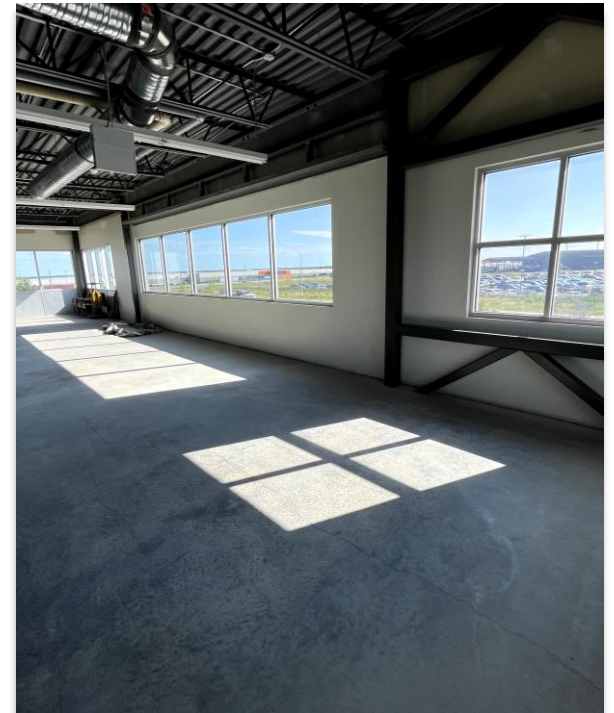
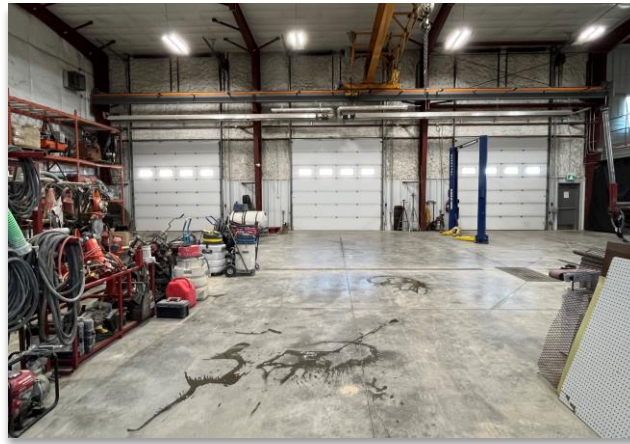
- Rare opportunity to lease or purchase a freestanding industrial building on 1.54 acres
- High quality, attractive office buildout, with modern finishes and exposed aggregate floor
- Shop features a wash bay, 5-ton overhead crane, sump and make-up air
- Six (6) 12' x 14' grade loading doors with concrete apron and drive thru access
- Bright, air-conditioned office area
- LED lighting in warehouse
- Fenced and gated yard, with a heavy-duty compacted yard over geotextile base
- Low site coverage ratio (13%)

PROPERTY DETAILS

PROPERTY LOCATION	11318 269 Street, Acheson, AB	
LEGAL DESCRIPTION	Plan 1125194, Block 1, Lot 6	
BUILDING SIZE	1,500 square feet	Main Floor Office
	6,000 square feet	Warehouse
	1,500 square feet	Second Floor Office
	1,500 square feet	Shop Mezzanine
	10,500 SF	TOTAL
LOADING	Six (6) 12' x 14' grade loading doors	
POWER	400 Amp, 120/208 Volt	
YEAR BUILT	2018	
TOTAL SITE AREA	1.54 Acres (1.31 Acres useable area)	
ZONING	MI - Medium Industrial	
AVAILABLE	November 1 st , 2024	
TAXES (2024)	\$33,370	
SALE PRICE	\$3,425,000	
LEASE RATE	\$19,250 per month, Net	
OPERATING COSTS (2024)	\$3.50 per square foot (estimated) (includes taxes and insurance)	



PROPERTY PHOTOS





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