

FOR SALE

ACHESON INDUSTRIAL LAND

NAI Commercial



26322 TWP ROAD 524

| PARKLAND COUNTY, AB

PROPERTY DESCRIPTION

- 5.09 acres± land suitable for development/storage
- Approximately 50% of the site is improved with crushed concrete and gravel
- Fully fenced and secure
- 1,440 sq.ft.± office structure, and 2,688 sq.ft.± steel frame quonset negotiable
- Partially serviced with power and gas onsite
- Cistern and septic available within the office structure
- Site is well located on the southern border of the Acheson Structure Plan Boundary
- West of HWY 60 on HWY 628 (continuation of the Whitemud Freeway)

RYAN BROWN

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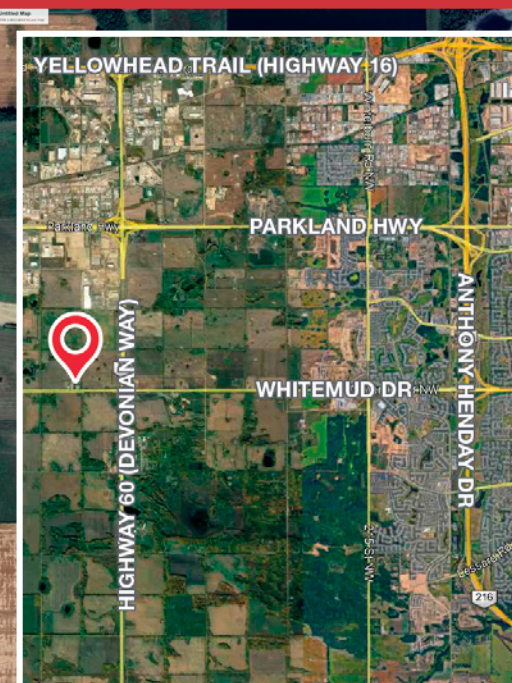
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	5.09 acres±
LEGAL DESCRIPTION	Plan 9420960, Lot 2
ZONING	IR (Industrial Reserve)
AVAILABLE	within 45 days
SALE PRICE	\$2,150,000
PROPERTY TAX	\$13,641.15 (2023)

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