

9644 266 Street, Acheson

Distribution Warehouse



PROPERTY DETAILS

Address:	9644 266 Street, Acheson
Legal:	Plan 1323268, Block 3, Lot 6
Zoning:	BI (Business Industrial District)
Site Size:	2.17 Acres (+/-)
Total Size:	49,675 SF (+/-)
Possession:	Immediately
Property Tax:	TBD
Sale Price:	\$12,600,000.00
Sale Price (19,515 SF):	Market



PROPERTY HIGHLIGHTS

- 19,515 SF - Existing: Can be sold as is
- 30,160 SF - Addition
- Freestanding warehouse / distribution building with show-room and offices
- High ceilings (30' High and 28' clear)
- Mix of dock and grade loading
- Low property tax advantages in Parkland County
- 10 Minute drive to West Edmonton
- Excellent access to transportation routes including the Yellowhead (Highway 16), Highway 16A and Highway 60



Jim McKinnon
Partner / Associate
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

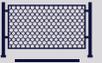




GRADE



DOCK



YARD



Overview of property



Overview of yard



Front of the property



Loading area



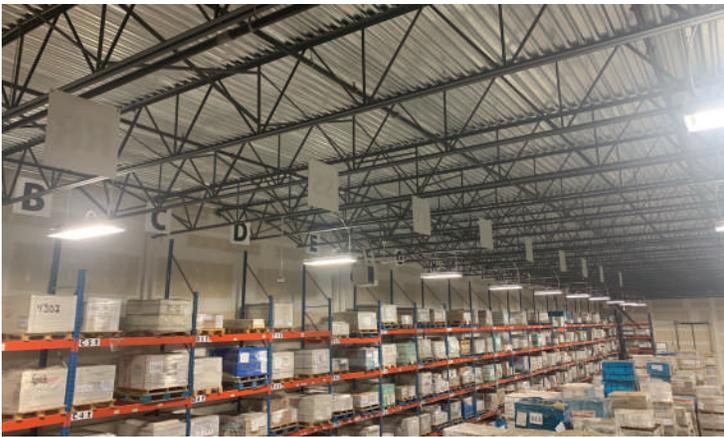
Grade and dock loading



Yard



Warehouse upper view



High ceilings



Warehouse ground level



Second floor office



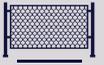
Second floor office



GRADE



DOCK

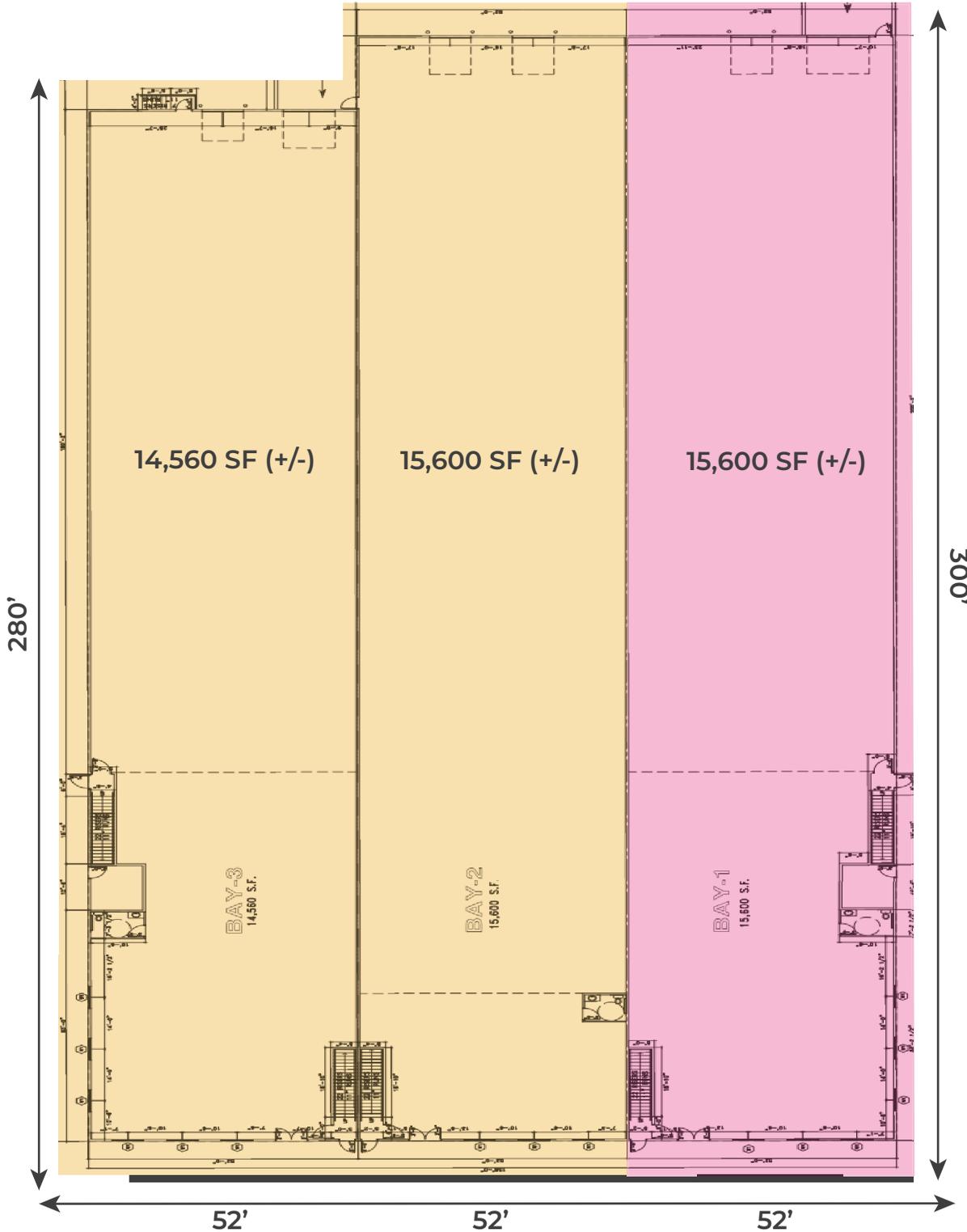


YARD



2024 ADDITION

EXISTING BUILDING



*Floor plans for illustrative purposes only





- Excellent access to transportation routes including the Yellowhead (Highway 16), Highway 60 and Highway 44
- Quick access to the Acheson Business Park, Spruce Grove, Stony Plain and West Edmonton

PROPERTY SPECIFICATIONS

Heat:	Forced air
A/C:	Yes
Lighting:	LED
Loading:	4 x 8' x 10' Dock Loading Doors 2 x 12' x 16' Grade Loading Doors
Ceiling Height:	30'
Clear Height:	28'
Sprinklers:	Yes



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com