

# FOR SALE

# NAI Commercial

## 2.99 ACRE± ACHESON INDUSTRIAL LAND



11645 - 266 STREET | ACHESON, AB | RARE SMALL LOT OPPORTUNITY IN ACHESON

Unlock the potential of this prime 2.99-acre development site in the heart of Acheson, Alberta—one of the Edmonton region's most dynamic industrial and commercial hubs. With full municipal servicing, a flat and rectangular configuration, and immediate development readiness, this parcel offers an exceptional opportunity for businesses and developers alike.

### Key Features:



**Fully Serviced** – Water, sewer, power, and communications ready to go

**Immediate Development Potential** – Skip the wait and start building today



**Excellent Visibility & Access** – exposure 80,000 vehicles per day on Yellowhead Trail (2015 Alberta Transportation AADT)

**Located in Acheson's Business Industrial (BI) Zone** – Flexible zoning supports a variety of permitted and discretionary uses



**Rare Small Lot Availability** – Few sub-5-acre parcels remain in this high-demand trade area.

**Lower Taxes** – Parkland County property tax mill rates are less than half of the City of Edmonton, providing attractive cost savings in perpetuity



**Don't Miss Out** – Small, serviced, ready-to-build lots in Acheson are rare. This property delivers strategic location, zoning flexibility, and long-term cost advantages in one package. Vehicle and self-storage uses permitted on site.

### CONOR CLARKE

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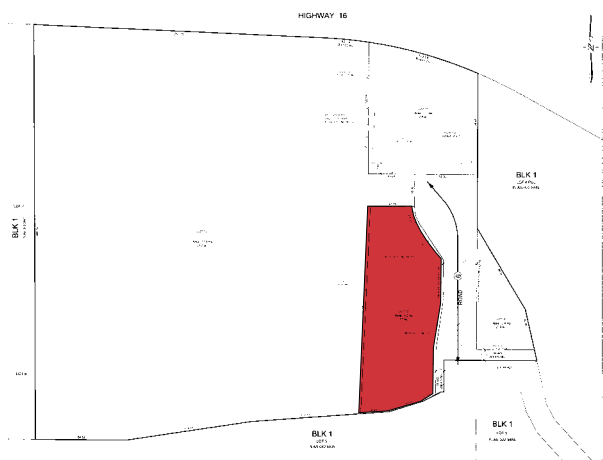


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## ADDITIONAL INFORMATION

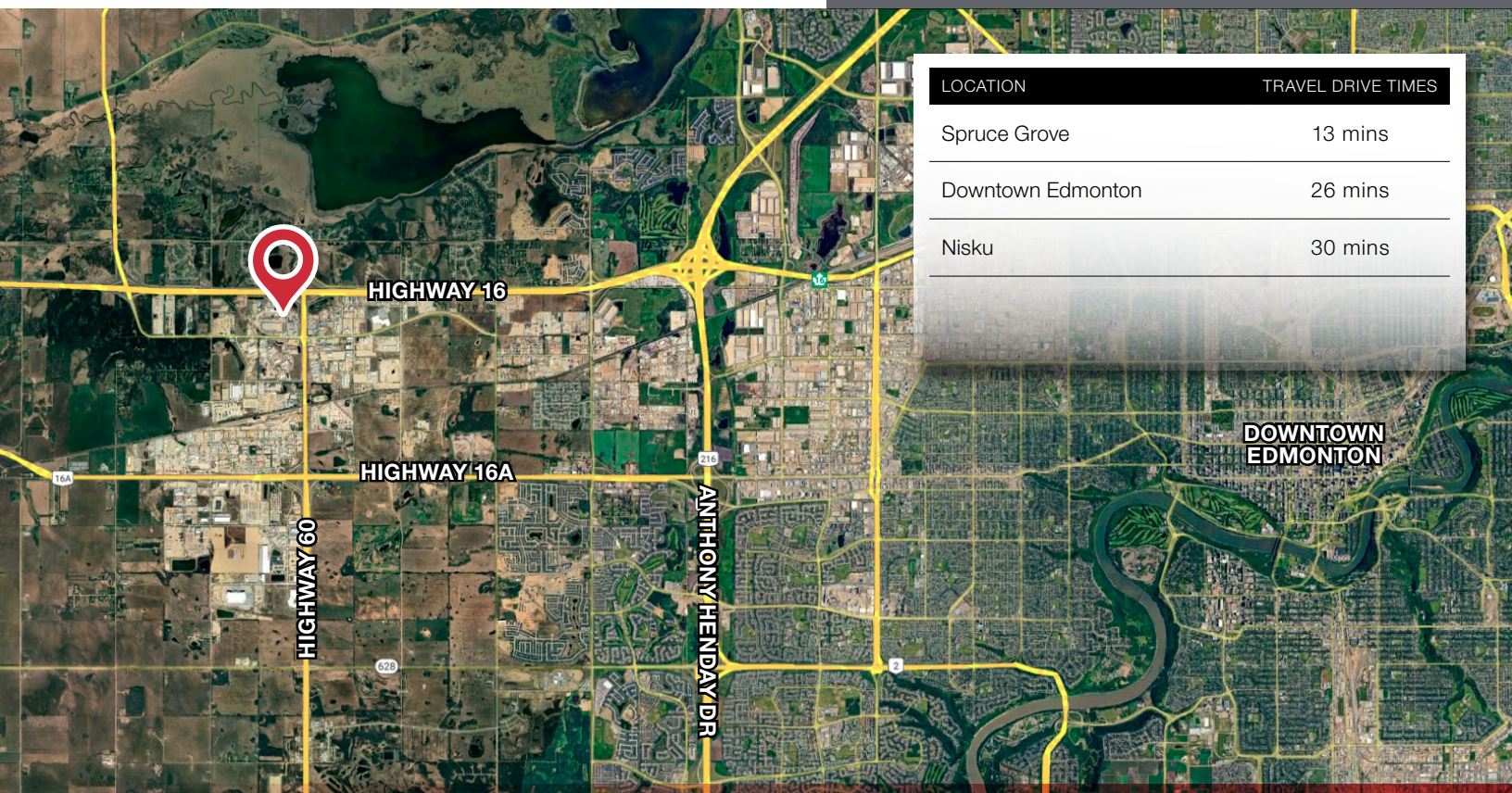
SIZE	2.99 acres±
LEGAL DESCRIPTION	Plan 1920234 Block 1 Lot 10
ZONING	BI
AVAILABLE	Immediately
PROPERTY TAXES	\$16,680.90 (2024)
SALE PRICE	\$1,943,500 (\$650,000/acre)



## Zoning Highlights

Acheson Business Industrial (BI):

- ✓ Industrial: Warehousing, manufacturing, logistics, transportation
- ✓ Business Support: Office, administrative, and technical services
- ✓ Energy & Value-Added Agriculture: Ideal for Alberta's primary industries
- ✓ Commercial: Vehicle/equipment sales and warehouse retail (some discretionary)
- ✓ Community: Childcare and select mixed-use community services
- ✓ Discretionary Uses: Automotive repair, vet clinics, and more (subject to approval)



LOCATION	TRAVEL DRIVE TIMES
Spruce Grove	13 mins
Downtown Edmonton	26 mins
Nisku	30 mins



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