

| HIGHWAY 16A HOME & BUSINESS LAND |

# LAND FOR SALE

30966 100 AVENUE | ACHESON | AB



LOCATED WITHIN ACHESON ASP

## HIGHWAY 16A EXPOSURE

- 10.28 Acres of Highway exposure land
- Located minutes from Spruce Grove and Acheson Industrial Park
- City water connection to site
- Accessible on heavy duty service road, no road bans
- Two residential homes located on site with long-term month-to-month renters, as well as graveled yard area

**BRONWYN SCRIVENS, SIOR**

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# PROPERTY FEATURES

<b>Municipal</b>	30966 100 Avenue, Acheson, AB
<b>Legal Plan</b>	4; 26; 53; 6; SW
<b>Site Area</b>	10.28 Acres
<b>Building Area</b>	<b>House 1:</b> 1,400 SF, 3-bedroom, renovated, attached heated garage <b>House 2:</b> 1,200 SF, 3-bedroom
<b>Access</b>	Highway 16A to Twp Rd 530 (paved Service Road)
<b>Zoning</b>	AGG - Agricultural General District
<b>Sale Price</b>	\$995,000

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