

| PHOENIX PETROLEUM BUILDING |

114 HAYES CRESCENT | ACHESON | AB

INDUSTRIAL FOR SALE



FREESTANDING OWNER/USER BUILDING

- ±6,862 SF freestanding industrial building on 1.46 Acres
- Two grade loading doors, well-appointed office space, and graveled yard
- High end finishes throughout the Property
- All office furniture available with the property
- Well located in Zone 2 with convenient access and Highway 16 exposure

KENT SIMPSON

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BRONWYN SCRIVENS, SIOR

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GRAVELED YARD &
PAVED PARKING



WELL MAINTAINED

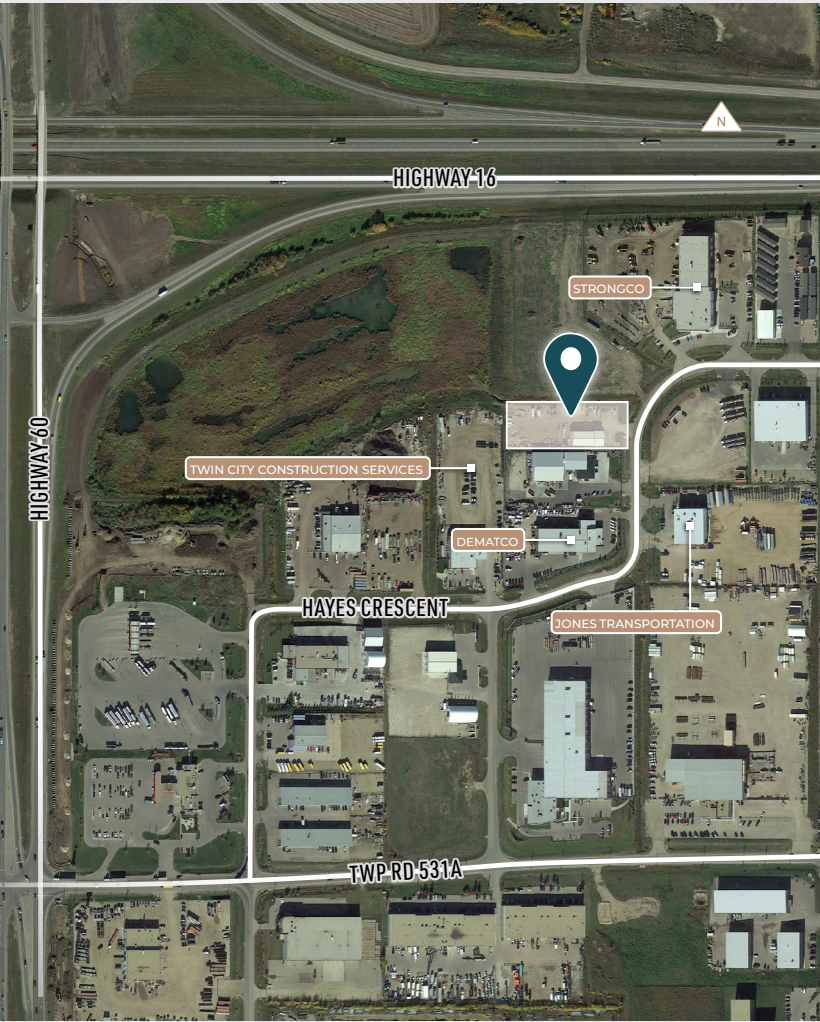
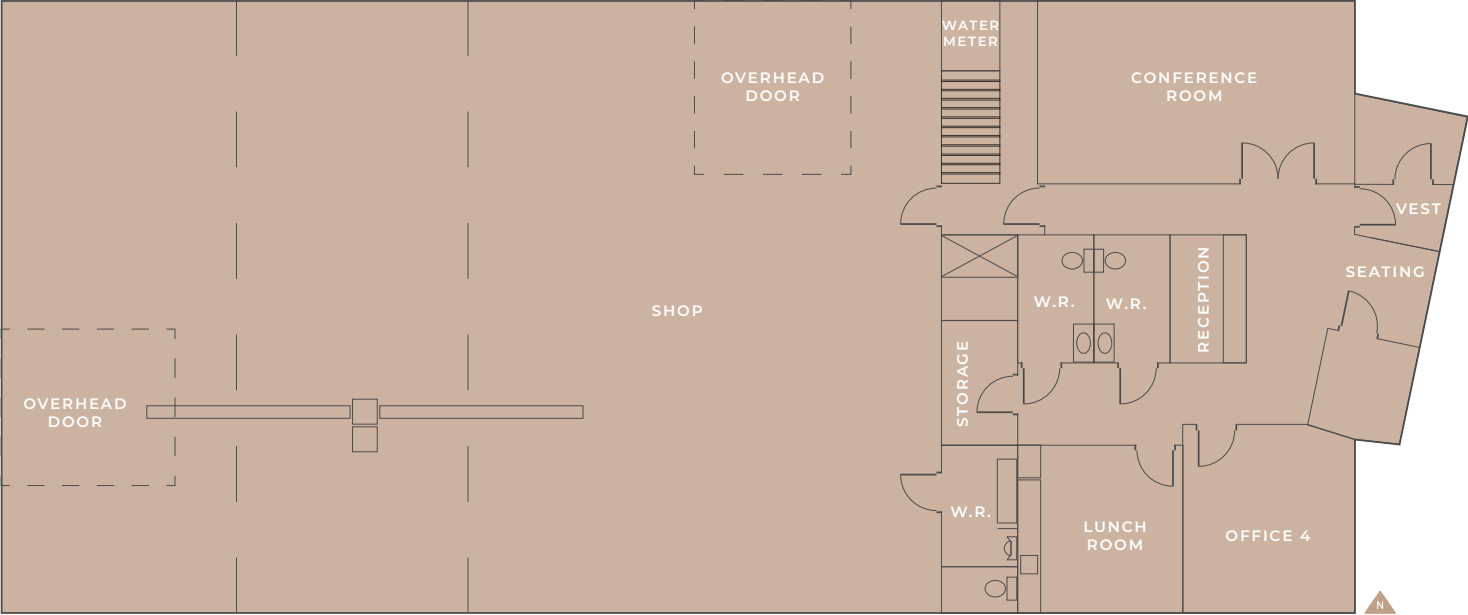


HIGHWAY EXPOSURE

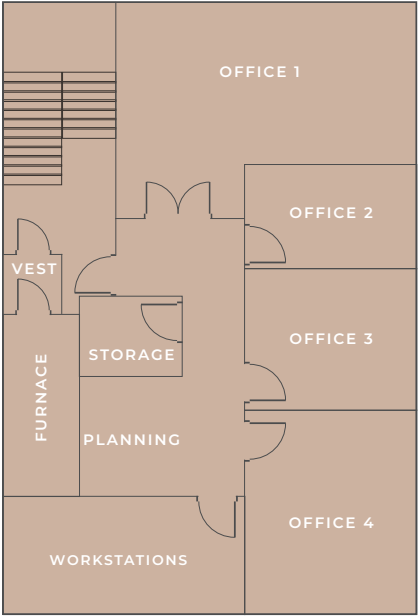
PROPERTY FEATURES

Municipal	114 Hayes Crescent, Acheson (Also: 11634 257 Street)	Year Built	2013
Legal	Plan 1021532, Block 1, Lot 114	Construction	Engineered Steel
Zoning	Business Industrial District	Ceiling	19' 11"
Building	±1,665 SF Main Floor Office ±1,533 SF Second Floor Office <u>±3,664 SF Warehouse</u> ±6,862 SF Total	Loading	Two (2) 12' x 12' Grade Doors
Site Area	1.46 Acres	Drains	Trench Drains and Sump
Site Coverage	8%	HVAC	Radiant Tube in Warehouse Forced Air Furnace with A/C for Offices
Sale Price	\$2,150,000	Power	400 Amp 600 V Service (TBC by Purchaser)
Prop. Taxes	\$24,298.70 (2022)	Lighting	LED Lights in Warehouse
		Roof	Sloped Metal Roof
		Security	Alarm, Camera System & Fully Fenced

MAIN FLOOR



SECOND FLOOR



+	MAIN FLOOR OFFICE	±1,665 SF
	SECOND FLOOR OFFICE	±1,533 SF
	WAREHOUSE	±3,664 SF
	TOTAL	±6,862 SF



WAREHOUSE



OFFICE



LUNCHROOM

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COMMERCIAL

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