

| ACHESON 266 STREET LAND |

INDUSTRIAL LAND

FOR SALE, LEASE OR DESIGN BUILD

9644 266 STREET | ACHESON | AB



HEAVY EQUIPMENT



TRUCK PARKING



WAREHOUSING



2.17 ACRES GRAVELED, FENCED & SHOVEL-READY LAND

- Site is fully prepared with 12" of gravel and Geotex fabric
- Approach built and site secured with 6' fence & barbed wire
- Service lines (gas, sewer, power, and water) all on site
- Service shack with 600 Amp power
- Design Build development planned for 10,000 SF up to 20,000 SF (inquire with agent)
- Drainage certificate as well as a certificate from a surveyor for the engineered structure with 45-foot approach

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PROPERTY FEATURES

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|----------------|---|
| Municipal | 9644 266 Street, Acheson, AB |
| Legal | Plan 1323268, Block 3, Lot 8 |
| Site Size | 2.17 Acres |
| Zoning | MI – Medium Industrial |
| Available | Immediately |
| Yard Details | Site work includes stripping, grading, geotextile fabric, and 12" packed gravel |
| Lease Rate | \$7,000 per month + taxes, insurance & utilities |
| Property Taxes | \$14,191 (2022) |
| Sale Price | \$1,475,000 |
| Design Build | Building specific, inquire with agent for pricing estimates |

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