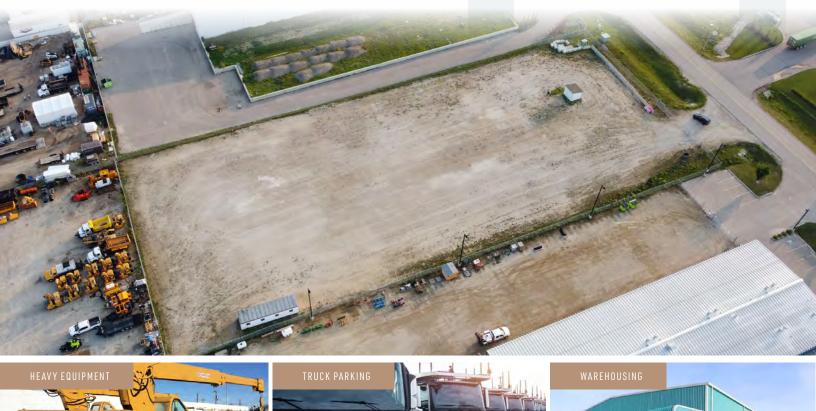
I ACHESON 266 STREET LAND I INDUSTRIAL LAND FOR SALE, LEASE OR DESIGN BUILD 9644 266 STREET ACHESON I AB



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

BRONWYN SCRIVENS, SIOR

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OMADA COMMERCIAL 1400 Phipps-McKinnon Building 10020 101A Ave, Edmonton A<u>B T5J 3G2</u>



PROPERTY FEATURES

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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