

| WILD FARMS |

DEVELOPMENT LAND FOR SALE

25975 100 AVENUE | ACHESON | AB

HIGHWAY 16A

HIGHWAY 60

CLICK HERE



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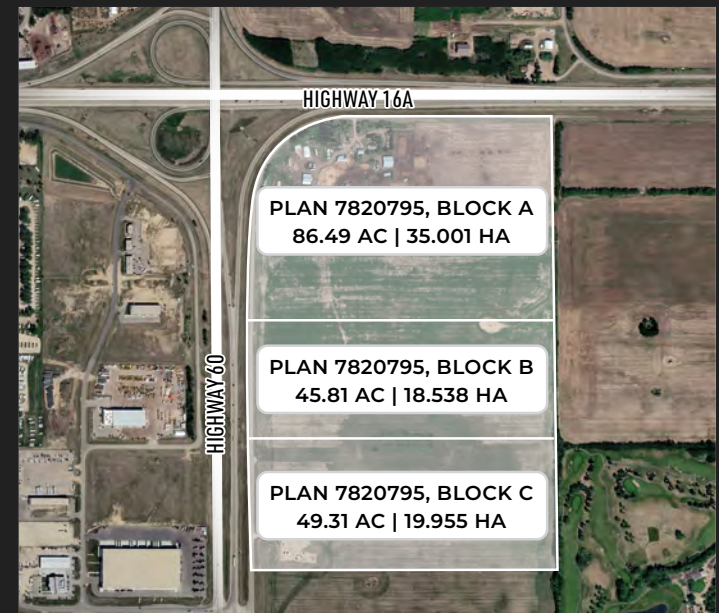
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OMADA COMMERCIAL
1400 Phipps-McKinnon Building
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PROPERTY DETAILS



SITE FEATURES

Municipal	25975 100 Avenue, Acheson, Alberta
Legal	Plan 7820795, Block A, B and C
Zoning	Industrial Reserve District
Site (Acres)	181.6076 Acres (73.494 HA)
	Block A - 86.49 AC / 35.001 HA
	Block B - 45.81 AC / 18.538 HA
	Block C - 49.31 AC / 19.955 HA
Offsite Levies	Contact Agent
Sale Price	Contact Agent

CENTRE ICE LAND DEVELOPMENT OPPORTUNITY

[CONCEPTUAL SUBDIVISION PLAN]



- Rare industrial land development opportunity; take advantage of the perpetual low vacancy rates in Acheson, Alberta
- One of the lowest mill rates in the greater Edmonton Region, high demand industrial park
- Three separately titled parcels available for sale, individually or together, for a combined 181.61 Acres
- Highly diversified industrial area located adjacent to Edmonton's western city limits
- Currently zoned for Industrial Reserve District within the Acheson Area Structure Plan

SERVICED LAND COST
(Industrial): \$500,000 - \$700,000
per acre

AVERAGE LEASE RATES
(Industrial): \$14.00 - \$18.00 PSF

AVERAGE SALE PRICES
(Industrial): \$225 - \$300 PSF



11.5 MILLION SF
INDUSTRIAL INVENTORY

HIGHLY INTERCONNECTED
INDUSTRIAL MARKET BY
HWY, RAIL, AND AIR

OVER 400 INDUSTRIAL
BUSINESSES

IDEALLY SITUATED

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