

COURT ORDERED SALE

ACHESON OFFICE/WAREHOUSE

NAICommercial



27278 HIGHWAY 628 | ACHESON, AB | MULTI-BUILDING INDUSTRIAL OPPORTUNITY

PROPERTY DESCRIPTION

- 9,200 sq.ft.± office/warehouse and quonsets on 5.16 acres
- Two access points into the property
- Fully gated and fenced, asphalt and gravel yard
- Main floor office area includes reception, private offices, washroom, and boardroom
- Second floor office has private offices and shared office space, washrooms, and lunchroom
- Air conditioning in office
- Parking in front of building and yard storage
- Ideal for owner/user businesses
- Site is well located on the southern border of the Acheson Structure Plan Boundary
- West of HWY 60 on HWY 628 (continuation of the Whitemud Freeway)
- [Adjacent 5.09 acre lot also available for purchase](#)

CONOR CLARKE

Senior Associate
587 635 2480
cclarke@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	9,200 sq.ft.±
LEGAL DESCRIPTION	Plan 9420960, Lot 3
ZONING	IRD - Industrial Reserve District
SITE/YARD SIZE	5.16 acres±
AVAILABLE	Immediately
PROPERTY DIMENSIONS	Shop & Office: 99' x 78' Medium Quonset: 29' x 49' › Heated by overhead heaters › Concrete floor and sliding doors Attached Cold Storage: 39' x 25' Large Quonset: 89' x 27' › No heat, for storage only Unfinished Quonset: 90' x 115'
YEAR BUILT	1993
POWER	225 amps 120/208 volts, Phase 3 (TBC)
LOADING	All Grade: Shop/Office: 2 (12' x 20') + 1 (10' x 10') Cold Storage: (14' x 12') Large Quonset: (10' x 14')
PROPERTY TAXES	\$31,622.62 (2024)
SALE PRICE	\$2,700,000



