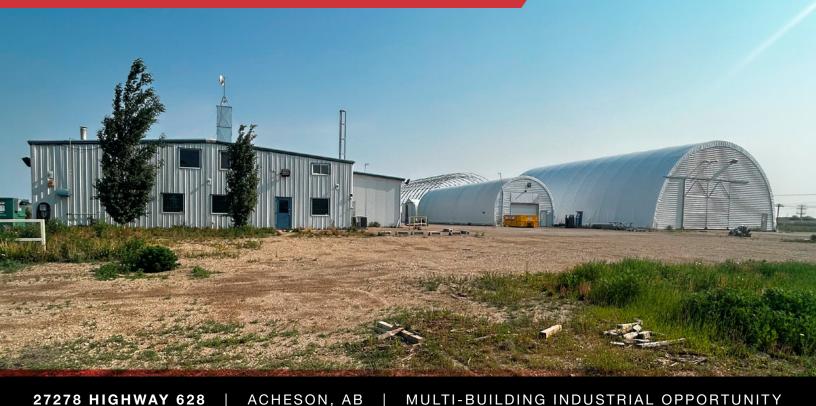
COURT ORDERED SALE

ACHESON OFFICE/WAREHOUSE





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

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



780 436 7410



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COURT ORDERED SALE

ACHESON OFFICE/WAREHOUSE

27278 HIGHWAY 628

| ACHESON, AB

NICommercial











SALE PRICE

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** Shop & Office: 99' x 78' **DIMENSIONS** 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' 1993 YEAR BUILT 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)



NAI COMMERCIAL REAL ESTATE INC.

4601 99 STREET NW, EDMONTON AB, T6E 4Y1

\$2,700,000



780 436 7410



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ACHESON, AB ACHESON OFFICE/WAREHOUSE 27278 HIGHWAY 628











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