

**FOR SALE**

**ACHESON INDUSTRIAL LAND**

**NAI Commercial**



**26322 TWP ROAD 524**

**| PARKLAND COUNTY, AB**

### PROPERTY DESCRIPTION

- 5.09 acres± land suitable for development/storage
- Approximately 50% of the site is improved with crushed concrete and gravel
- Fully fenced and secure
- 1,440 sq.ft.± office structure, and 2,688 sq.ft.± steel frame quonset negotiable
- Partially serviced with power and gas onsite
- Cistern and septic available within the office structure
- 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)
- Additional 9,200 sq.ft.± office/warehouse on 5.16 acres± available for sale on East neighboring parcel

#### **RYAN BROWN**

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#### **CHAD GRIFFITHS**

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ADDITIONAL INFORMATION

SIZE	5.09 acres±
LEGAL DESCRIPTION	Plan 9420960, Lot 2
ZONING	IR (Industrial Reserve)
AVAILABLE	within 45 days
SALE PRICE	\$2,150,000
PROPERTY TAX	\$13,641.15 (2023)

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