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For Sale

Prime Industrial Land in Acheson

HWY 16A & HWY 60
Acheson, Alberta

- > Fully serviced industrial lots for sale
- > 5 lots remaining
- > Lots ranging from 3.83 acres to 13.69 acres
- > Combine lots to accommodate up to 17.81 acres
- > Fully lit all directional access off of Highway 60
- > Rough graded
- > Heavily improved sites are available for sale or land lease



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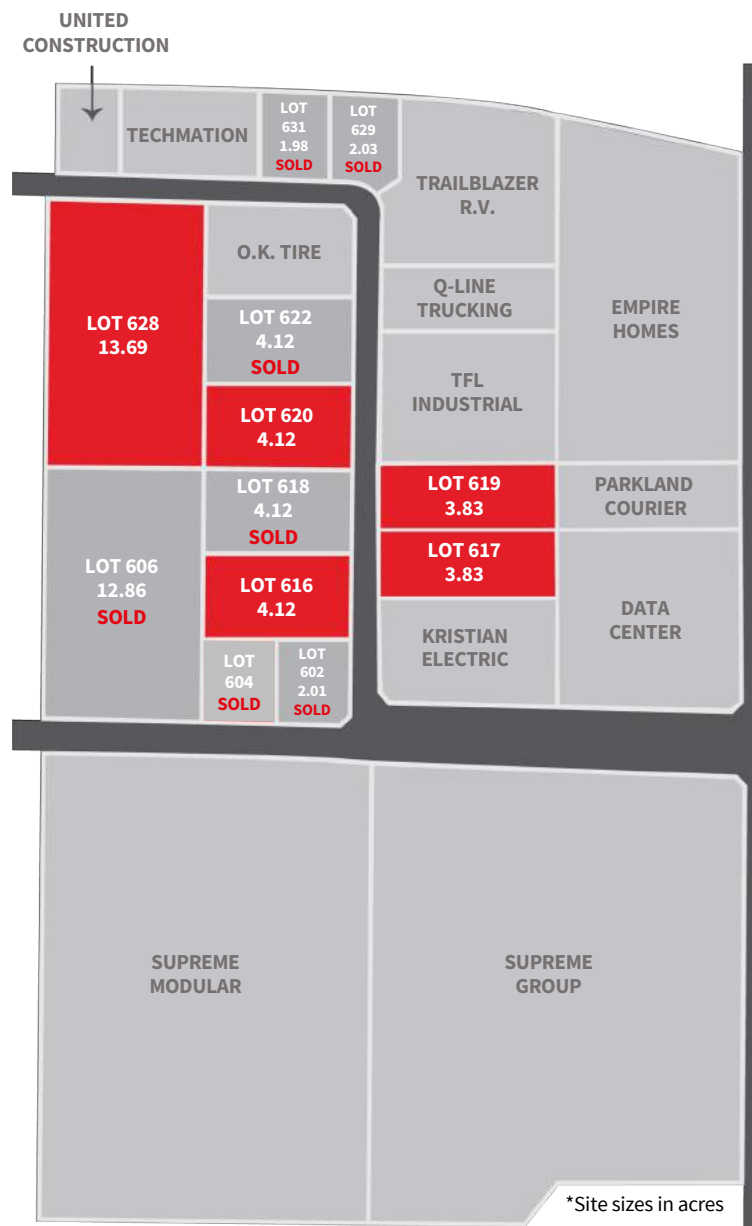
The Acheson Advantage

- > The Acheson Industrial Area is located at the junction of major provincial and regional arterial roadways. As a result, moving products in and around Edmonton takes less time and effort.
- > No business tax.
- > Acheson's close proximity to Edmonton, Spruce Grove and Stony Plain allows business excellent access to skilled labor.
- > Quick and easy access to the CN Intermodal Yard.
- > Business-friendly council and flexible zoning.
- > Acheson's primary industries include transportation, distribution, logistics, manufacturing and agriculture.



Site Plan & Availability

LOT	ACRES	PRICE/ACRE	IMPROVEMENTS
628	13.69	\$410,000	
620	4.12	\$430,000	
616	4.12	\$485,000	*8" compacted gravel on geotech fibre. Approx. 98% compaction
617	3.83	\$430,000	
619	3.83	\$430,000	



Beacon Industrial

- > High growth industrial/commercial location
- > No business tax
- > Close proximity and access to major transportation routes including:
 - Anthony Henday Drive
 - Highway 16 (Yellowhead Trail)
 - Highway 60
 - Highway 16A (Stony Plain Road)
 - Highway 44
- > Centrally located with ability to draw workforce from Edmonton, Spruce Grove, Stony Plain and Parkland County
- > Mixed Industrial/Commercial zoning supports business clustering
- > Highway 60 & Highway 19 provide direct airport access without entering the Edmonton City Limits
- > BI Zoning
- > Right in, Right out access from Highway 16A
- > Lots 602, 606, 616 & 618 are heavily improved with 8" of compacted gravel on geotech fibre. The lots are fully fenced around the perimeter. Compaction is approximately 98%