



# For Sale

## Build-to-suit opportunity for users requiring a large land component

- Build-to-suit opportunity for 10 or 20 acres in Acheson
- Fully serviced, industrial zoned land ready for construction
- Excellent access and proximity to multiple highway routes

## Property Details

- Building Area: BTS up to 450,000 SF
- Site Area: 10 to 20 acres
- Legal Description: Plan 3632RS, Lot 7
- Zoning: IB - Business Industrial
- Services: Sewer, gas, water, and power
- Off-site Levies (2019) : \$668,481.65 (\$33,424.08 per acre)
- Assessed Value: \$2,321,140 (2019)
- Sale Price: \$4,000,000 (land only)

## Acheson Build-to-Suit 11586 279 St., Parkland Co.

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YELLOWHEAD TRAIL (HWY 16)

Alberta Mini Storage

Beaver Plastics

Acheson BTS Opportunity

Direct Horizontal Drilling

KalTire

Vision RV

HIGHWAY 60

SMS Equipment

## Contact Us

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