



**For Sale/Lease** 11661 Bevington Road Acheson, AB



# Price Reduced! \$3,849,000

- 15,692 sf on 1.65 acres
- Building is engineered to add second floor office mezzanine of up 3,285 sf
- Abundant natural light throughout
- Four drive-thru loading bays and four drive-in loading bays
- Drive around access with 1/2 acre of yard graveled and fenced



### **Great Location**

Close proximity to Highway 60, Highway 16, Highway 16A and Anthony Henday Drive

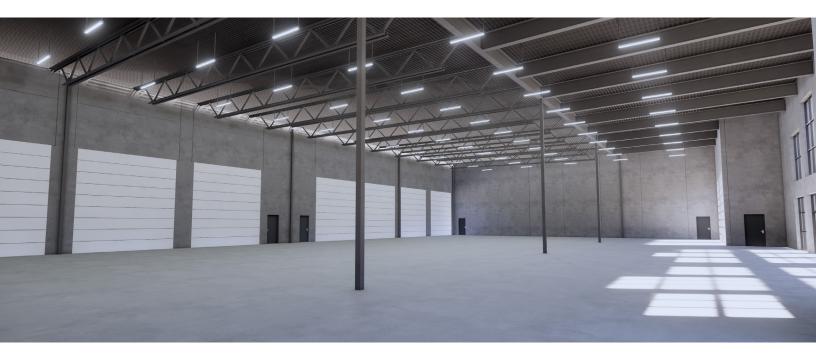
# Get more information

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# **Offering Summary**

Legal Description:	Plan 1722289, Block 1, Lot 102
Building Size:	Total: 15,692 SF Office Area: Landlord will build to suit Additional Second Floor Mezzanine: 3,285 SF
Site Size:	1.65 acres
Zoning:	BI – Business Industrial
Loading:	Grade (16' x 18') - Rear (8), Front (4) drive-thru/drive-in
Electrical:	400 amp, 347/600 volt, 3 phase
Lighting:	Motion sensored LED
Ceiling:	25'5" (clear)
Property Taxes:	\$25,264.12 (2021)
Lease Rate:	\$19.00 psf
Op Costs:	\$2.95 psf (Property Tax & CAM)
Sale Price:	<del>-\$3,990,000</del> <b>\$3,849,000</b>

	Flexible build out options
FP	Landlord will build to suit
<mark>₽</mark>	Ample parking
€	Fully landscaped
12	Column free shop
କ	Fully sprinklered

## **Property Description**

- Radiant tube heating in shop
- Option for trench sumps throughout
- Fully fenced site with 6' chain link fence and two 14' non-motorized swing gates
- Wide drive isles with drive around access/egress
- 300 mm gravel yard



#### Lower property taxes

Acheson offers low commercial and industrial tax rates, no business taxes and fast access to its neighbouring cities of Edmonton and Spruce Grove.

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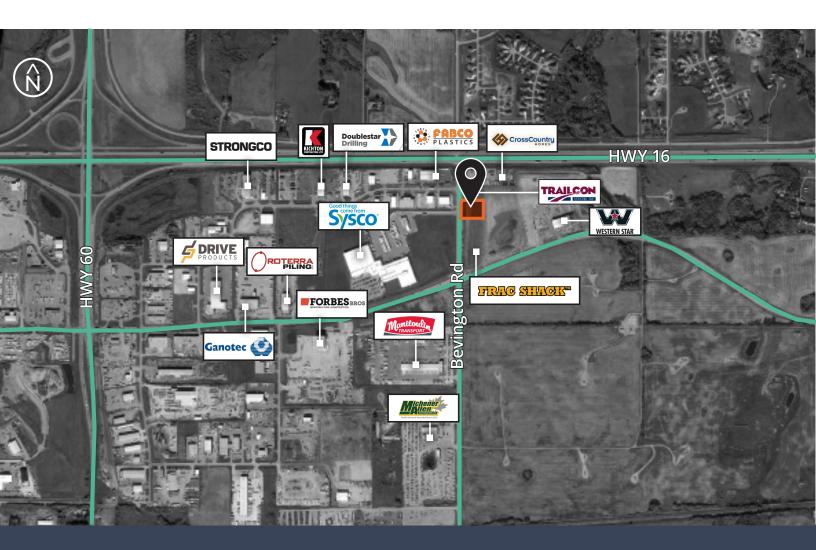


# New precast concrete construction

Incredible building efficiency







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