

**AVISON
YOUNG**

TAG
DEVELOPMENTS

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 sensed 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:	\$3,990,000 \$3,849,000

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



Flexible build out options



Landlord will build to suit



Ample parking



Fully landscaped



Column free shop



Fully sprinklered



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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