

PRICE REDUCED!



\*Measurements approximate

## Acheson Canetic Land | LOT 419 & 420 ACHESON, AB

Partnership. Performance.

### Property Highlights

- 5.47 acre and 8.26 acre lots available
- Lots can be reconfigured to between 5.47 and 13.73 acres in size (approx. 90 day process)
- Fully serviced, ready for development
- Located in a newly developed industrial zone
- Neighbours include Continental Cartage, Pipeworx, National Fast Freight, Monarch, Sysco, Manitoulin and Flynn

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Legal Description	Area (AC)	Price (AC)
Plan 1821730, Block 5, Lot 419	5.47	\$460,000 <b>\$419,000</b>
Plan 1821730, Block 5, Lot 420	8.26	\$460,000 <b>\$409,000</b>
Total	13.73	

### ABOUT THE AREA

On Edmonton's western boundary, Acheson is ideal for a variety of light and medium industrial users as it is connected to many highways and logistical routes.



### Additional Details

- Zoned MI
- Ready for immediate development
- Site is stripped and graded
- Full services
- All off-site levies paid
- Close proximity to Hwy 60, Hwy 16/16A, and Anthony Henday Drive
- Lower property taxes



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