



New precast concrete construction for sale/lease

- Flexibility to purchase the entire property or half as a duplex
- Ability to accommodate 7,789 to 15,692 sf on main floor; building is engineered to add second floor office mezzanine of up to an additional 3,285 sf
- Four drive-thru loading bays and four drive-in loading bays
- Drive around access with 1/2 acre of yard - gravelled and fenced
- Close proximity to Highway 16 and Highway 16A

Get more information

Grant Ranslam, Principal
780.702.5853
grant.ranslam@avisonyoung.com

Ryan Zabloski, Principal
780.702.0691
ryan.zabloski@avisonyoung.com

Thomas Ashcroft, Principal
780.429.7571
thomas.ashcroft@avisonyoung.com

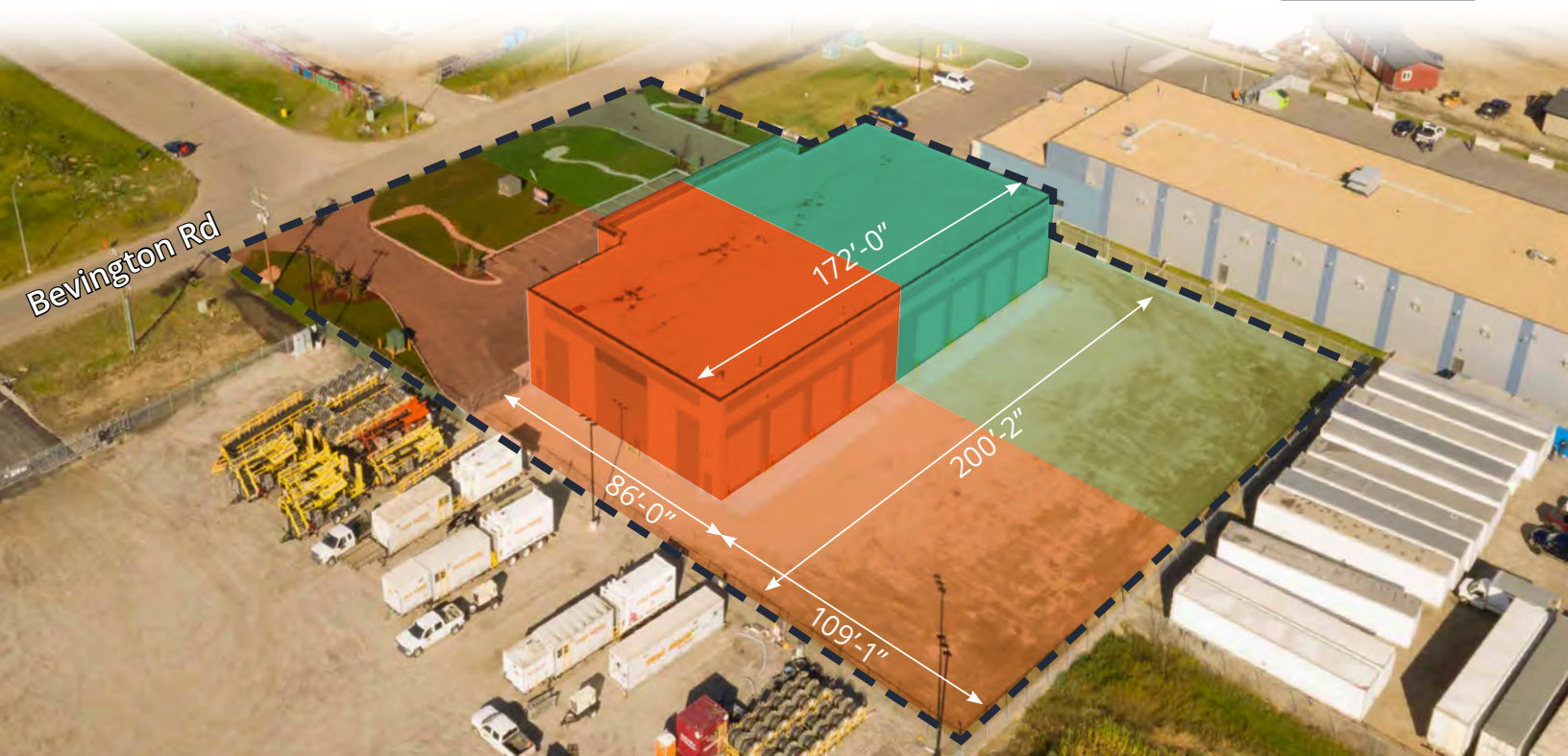
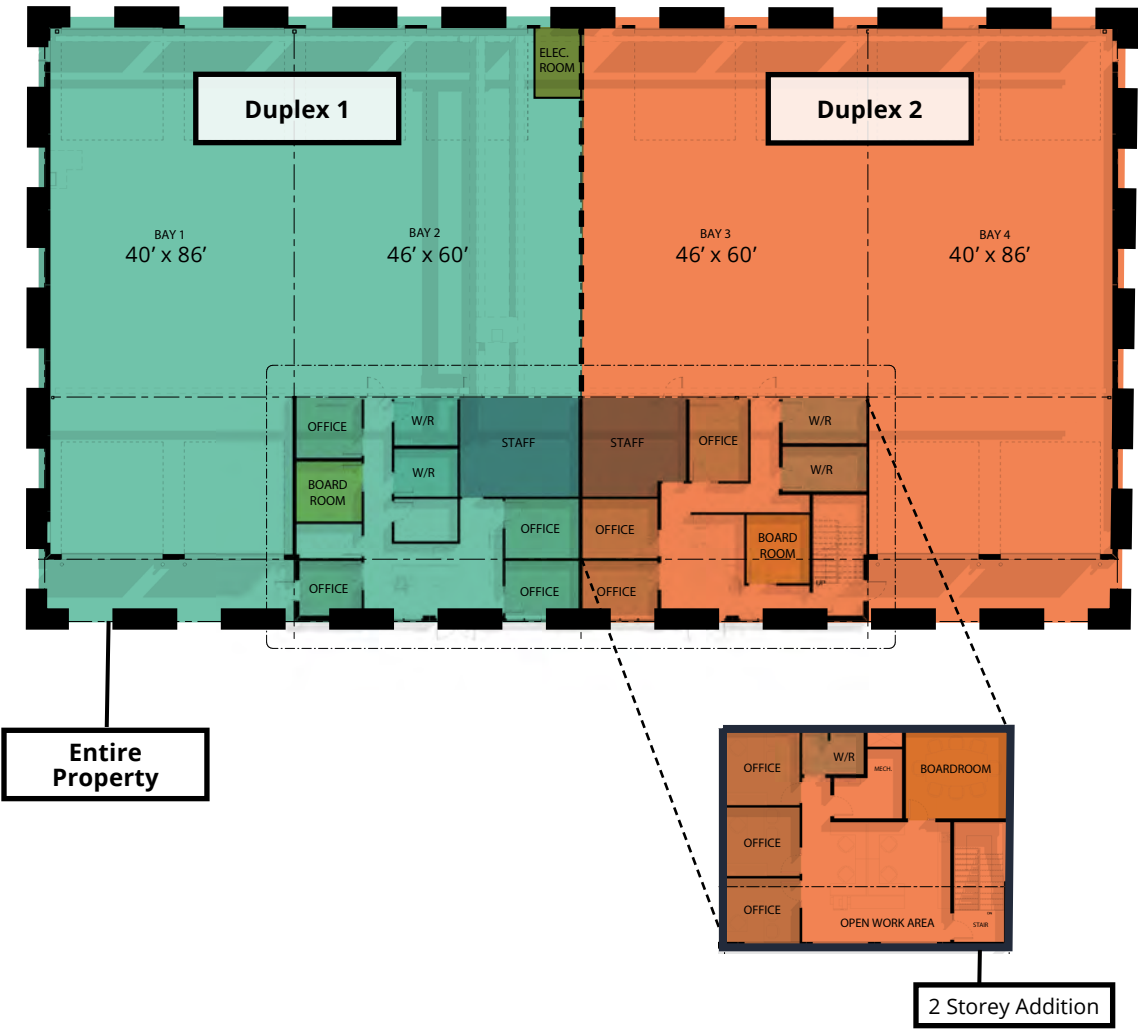
avisonyoung.com

For Sale/Lease

11661 Bevington Road, Acheson, AB

Legend (Purchase/Lease Options)

- Entire Property (15,692 sf)
- Duplex 1 (7,789 sf)
- Duplex 2 (7,903 sf)





Offering Summary

Legal Description:	Plan 1722289, Block 1, Lot 102
	15,692 SF
Building Size:	Minimum Size: 7,789 SF Office Area: Landlord will build to suit. Additional 3,285 SF of second floor office mezzanine can be built
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:	Market
Op Costs:	\$2.95 psf (Property Tax & CAM)
Sale Price:	Entire Property: \$3,990,000 Duplex 1: \$2,095,000 Duplex 2: \$2,095,000

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

ADDITIONAL PROPERTY FEATURES HERE



Flexible build out options.
Landlord will build to suit.



Ample parking



Fully landscaped



Located in Acheson approximately 10 minutes west of Edmonton's Anthony Henday with easy access to Yellowhead Highway.



LOW 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.

For Sale/Lease

11661 Bevington Road, Acheson, AB

**AVISON
YOUNG**



Grant Ranslam

Principal

780.702.5853

grant.ranslam@avisonyoung.com

Ryan Zabloski

Principal

780.702.0691

ryan.zabloski@avisonyoung.com

Thomas Ashcroft

Principal

780.429.7571

thomas.ashcroft@avisonyoung.com