



28712 114 Avenue, Acheson

Freestanding Shop & Yard



PROPERTY DETAILS

Address:	Building A, 28712 114 Avenue, Acheson
Legal:	Plan 3632 RS, Lot 11
Zoning:	BI (Business Industrial)
Year Built:	2012
Site Size:	4 Acres (+/-)
Total Size:	14,400 SF (+/-)
Possession:	Immediate
Utilities:	Tenant responsible for utilities
Operating Costs:	\$3.50 / SF (Property tax + insurance)
Sublease Rate:	\$15.00 / SF
Sublease Expiry:	May 31, 2027



PROPERTY HIGHLIGHTS

- Freestanding service facility on 4 acres
- Drive-thru bay with trench drain
- Water lines and compressor
- Makeup air and exhaust fans
- Improved compact gravel and fenced yard with two access points and one automatic powered gate
- Yard lighting and drainage (Including catch basin)
- Office Pods available (Optional)



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LOADING



OFFICE PODS



YARD



Overview of property



Modular office pods (Can be removed)



Warehouse/service bays



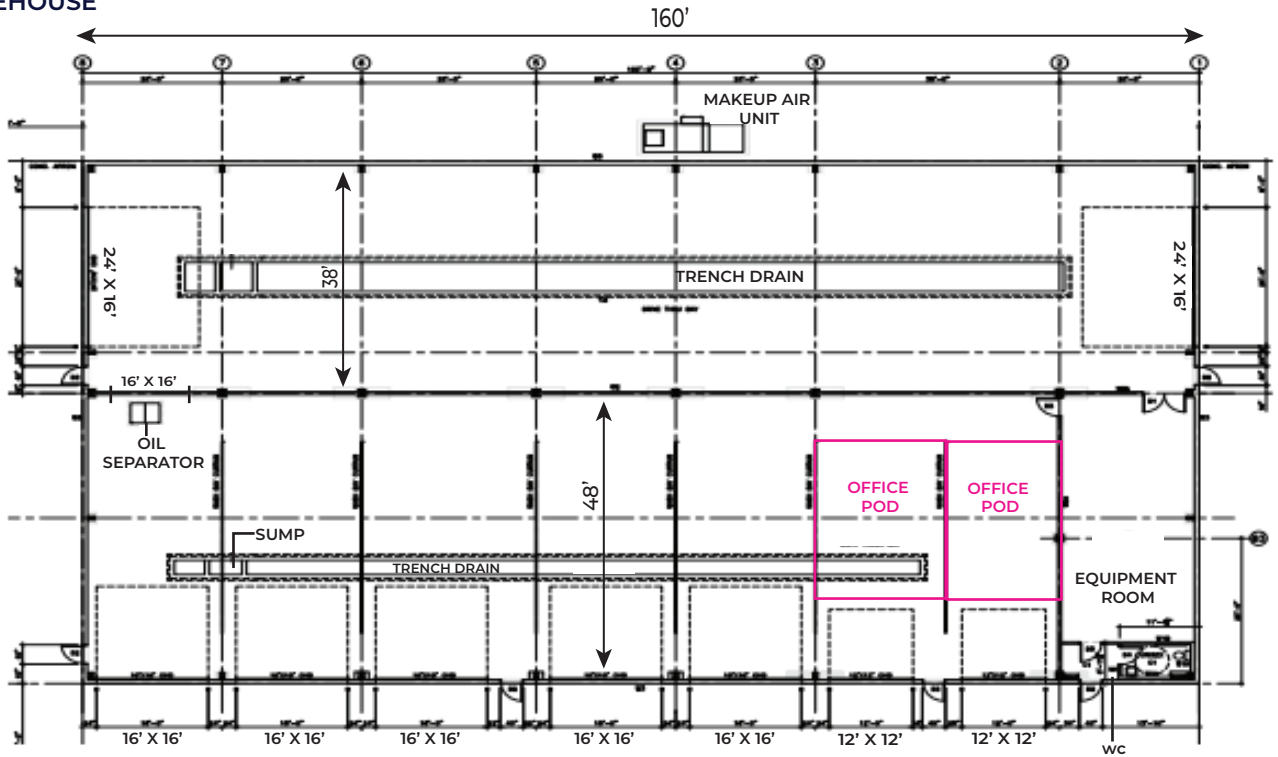
Warehouse with OHD access to drive-thru bay



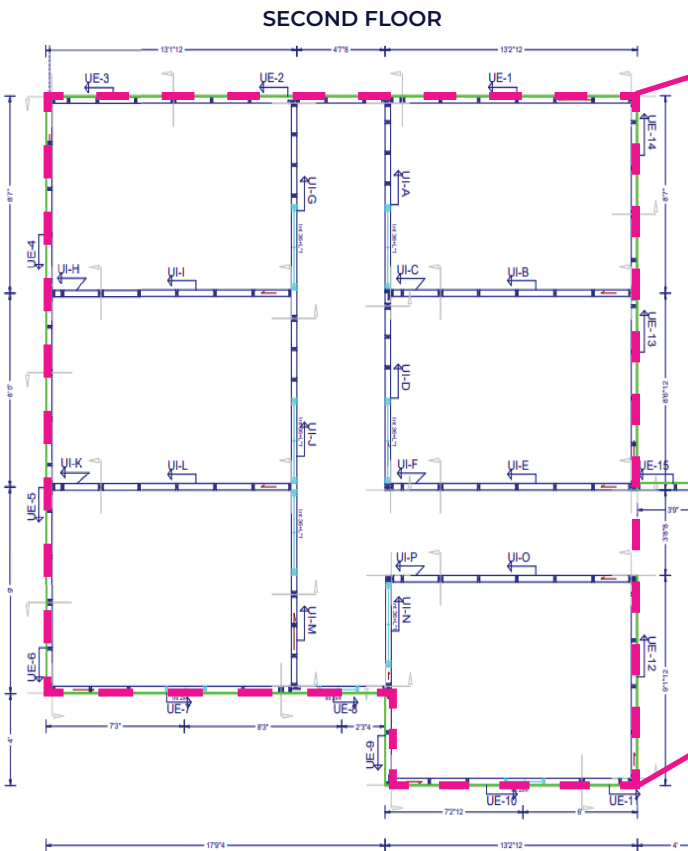
Drive-thru bay with two 24' x 16' grade doors



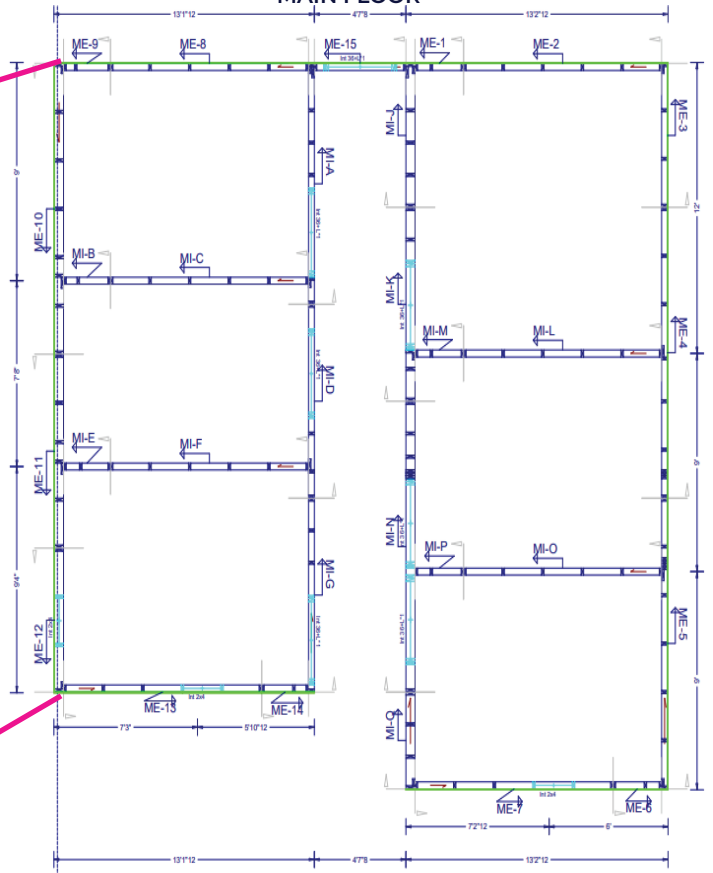
Warehouse with 7 grade doors



OFFICE POD



MAIN FLOOR



*Floor plans for illustrative purposes only



- Excellent access to transportation routes including the Yellowhead (Highway 16), Highway 60 and Highway 44
- Quick access to the Acheson Business Park, Spruce Grove, Stony Plain and West Edmonton

PROPERTY SPECIFICATIONS

Heat:	Radiant in-floor heating + Overhead units Forced air unit
Power:	TBC
Loading:	2 x 12' x 12' Grade Loading Doors 5 x 16' x 16' Grade Loading Doors 2 x 24' x 16' Drive Through Doors
Ceiling Height:	24' 10" (21' 3" Under beam)
Sump:	Yes
Trench Drains:	Yes
Makeup Air:	Yes
Exhaust Fans:	Yes



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