

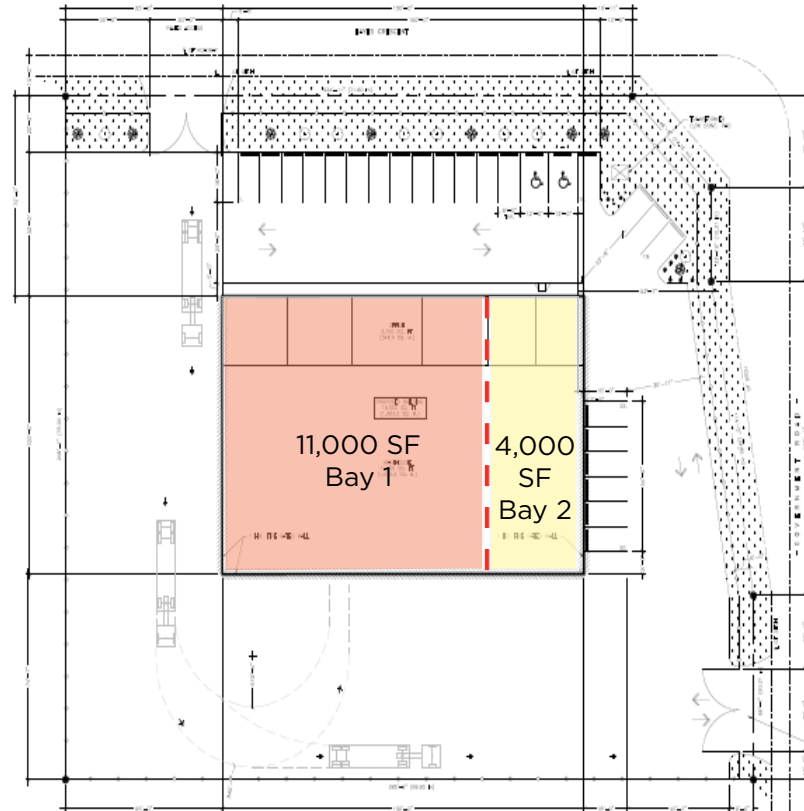


Freestanding Building For Sale/Lease
15,000 SF on 1.55 Acres

Property Highlights

- Corner lot with two entrances to allow for excellent access and marshaling area
- Bay 1: 11,000 SF with 10-ton crane, air exchange, office, lunchroom and four (4) loading doors
- Bay 2: 4,000 SF bay with built out office (2) and storage mezzanine
- Exposure to Yellowhead Trail with excellent access to Highway 60 and Anthony Henday Drive
- Six (6) 14' x 16' grade loading doors
- Located in Acheson Industrial
- 11,000 SF available in 30 days
- 22% site coverage ratio
- **Sale Price: \$3,975,000.00 (\$265 PSF)**
- **Lease Rate: \$16.00 PSF (Net & Care-Free)**
- **Taxes: \$32,793.05 (2018)**
- **Possibility of sale - lease back on the 4,000 SF**

Site Plan



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**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE / LEASE

301 HAYES CRESCENT

Acheson, Alberta

Property Information

Address: 301 Hayes Crescent
Acheson, Alberta

Zoning: BI - Business Industrial

Legal: Plan 1320217, Block 1, Lot 307

Construction: Pre-engineered

Clear Height: 24' clear

Loading: (6) grade (14' x 16')

Power: 600 amp, 600 volt, 3 phase

Purchase Price: \$3,975,000.00 (\$265 PSF)

Lease Rate: \$16.00 PSF (Net & Care-Free)

Site Size: 1.55 acres

Lighting: T5 High Efficient

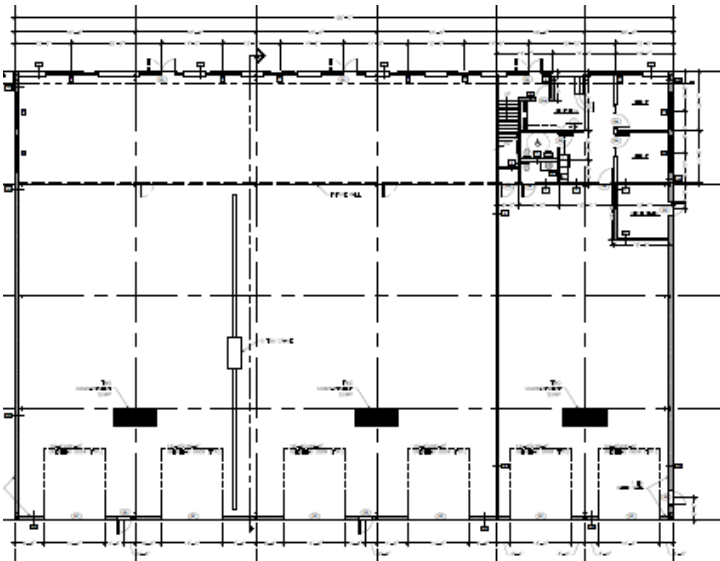
Heating: Radiant

Bay 1 Size: Office - 1,500 SF
Warehouse/shop - 9,500 SF
Total - 11,000 SF

Bay 2 Size: Office - 1,000 SF
Warehouse/shop - 3,000 SF
Total - 4,000 SF

Total Building: 15,000 SF

Floor Plan



Rear Loading



Aerial



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