

FOR SALE / LEASE

# **301 HAYES CRESCENT**

Acheson, Alberta



# 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

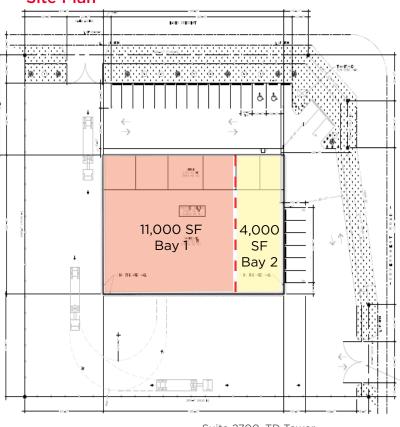
# **Kurt Paull**

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# Site Plan



Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1

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# FOR SALE / LEASE

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Acheson, Alberta

# **Property Information**

Address: 301 Hayes Crescent

Acheson, Alberta

Zoning: BI - Business Industrial

Legal: Plan 1320217, Block 1, Lot 307

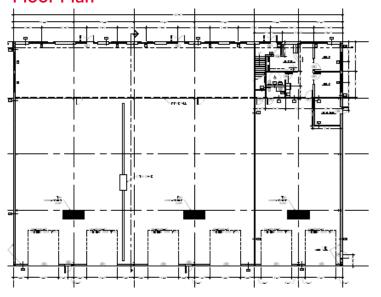
Construction: Pre-engineered

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)

# Floor Plan



#### 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

# **Rear Loading**



# **Aerial**



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