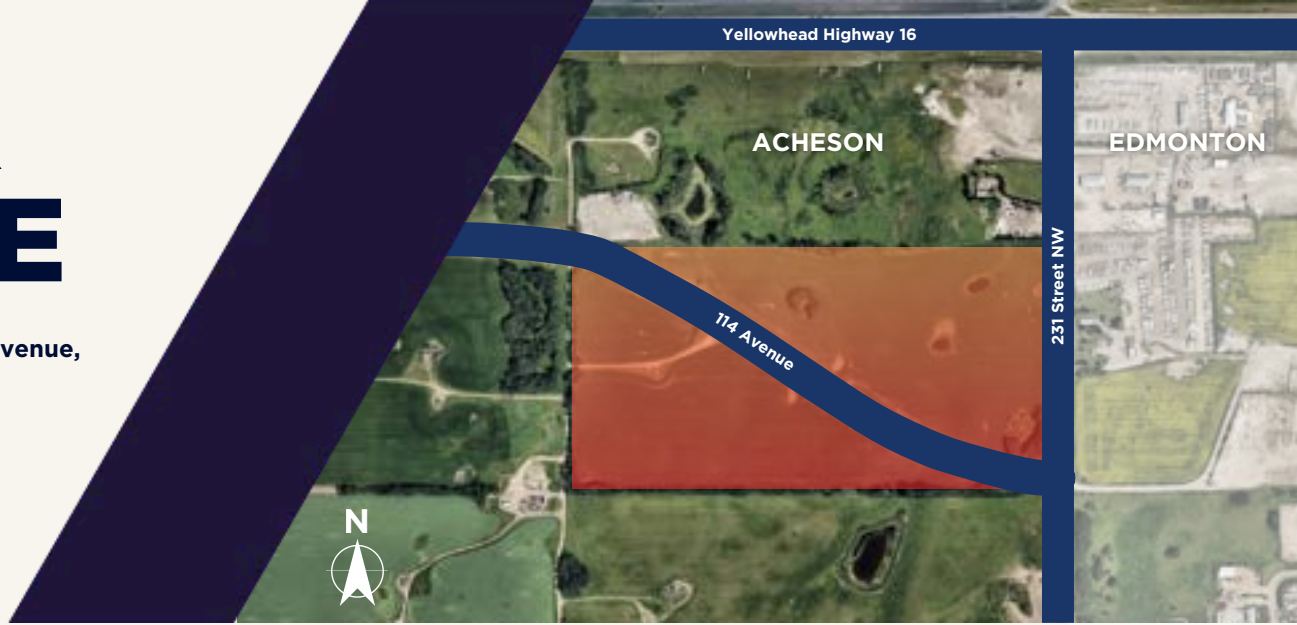


FOR SALE

23440 & 23441 114 Avenue,
Acheson, Alberta
(beside Edmonton)



POTENTIAL INDUSTRIAL DEVELOPMENT SITE

REMAX Commercial Excel is pleased to present the Acheson advantage with the proximity of Edmonton!

This potential industrial development site is strategically located within the [Parkland County Acheson Industrial Area Structure Plan \(ASP\)](#), and offers excellent access to key transportation routes.

It provides quick access to Yellowhead Highway 16, and is just minutes from Anthony Henday, enhancing business connectivity.

The site only a short drive from the vast amenities of Edmonton and Spruce Grove Alberta while also being strategically nestled in Acheson, Alberta.

With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development.

DETAILS	
Short Legal Address	4;26;53;11;NE (Southern Portion)
Lot Size	± 76.16 Acres
Topography	Gently Rolling
Zoning	Industrial Reserve District (IRD)
Sale Price	\$7,463,680.00
Price Per Acre	\$98,000.00/Acre



STREET
VIEW

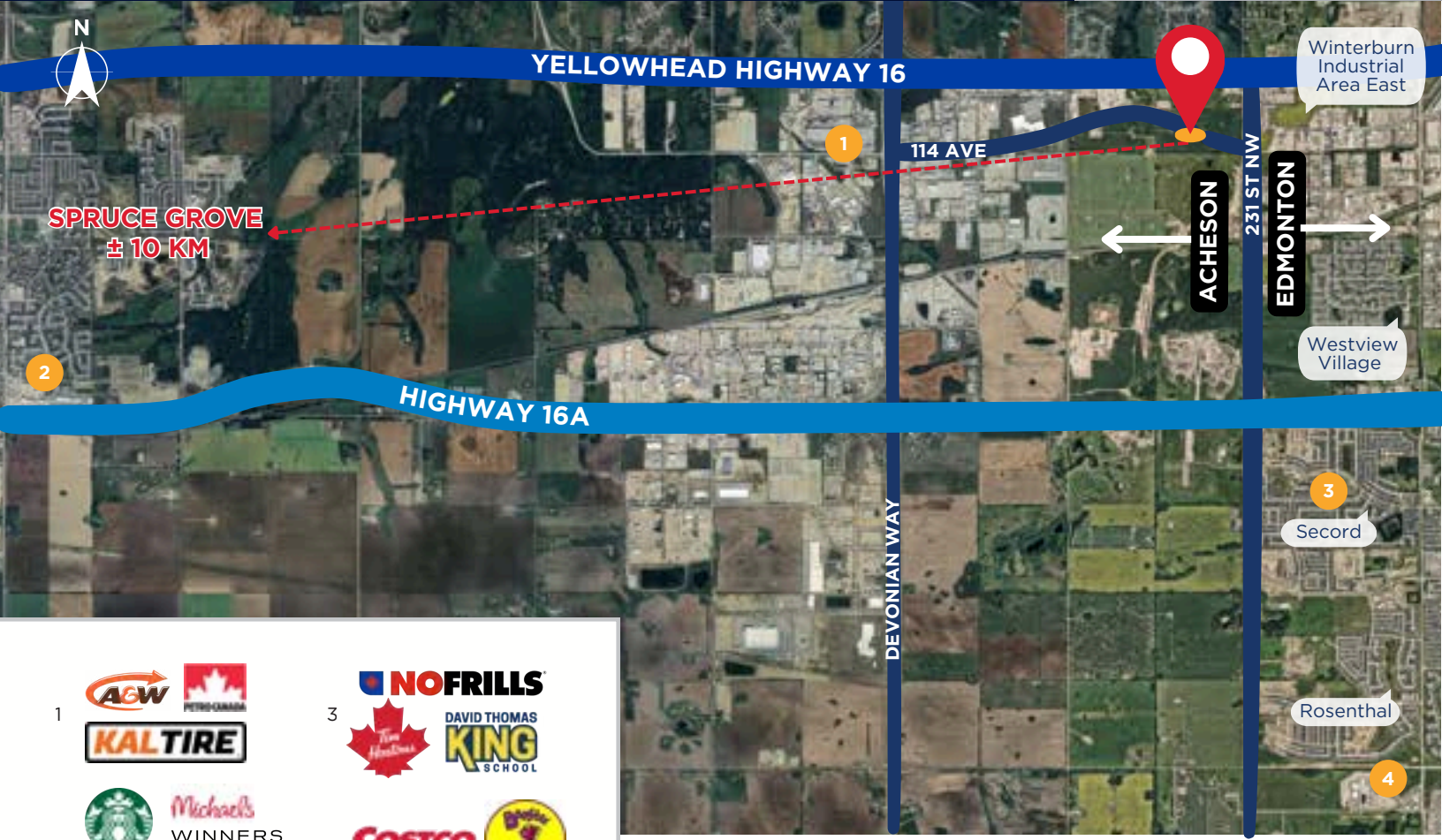


MAP
VIEW

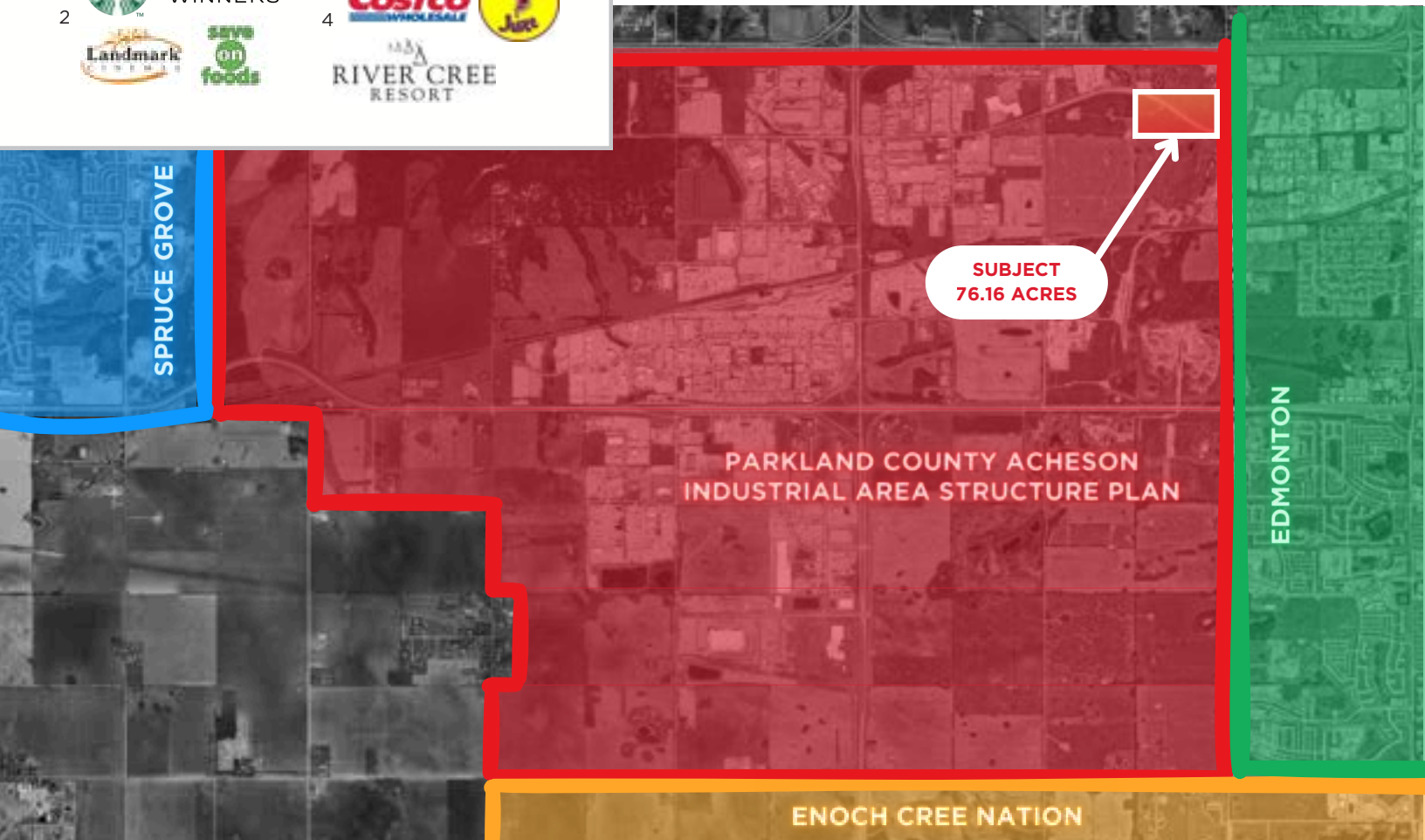


PROPERTY
TOUR

MAP



1	  	3	 
2	   	4	  



EXISTING LAND USAGE

PARKLAND COUNTY ACHESON INDUSTRIAL AREA STRUCTURE PLAN (ASP)

Click the image to download the full area structure plan report.

SUBJECT
76.16 ACRES



Note: The land use districts shown are current as of October 2020. For up-to-date districting, refer to Parkland County Land Use Bylaw 2017-18.





Looking North



Looking West



Looking West





CONTACT.

CHRISTIAN JONES

Vice President

 (780) 716-2851

 1988jones@gmail.com

