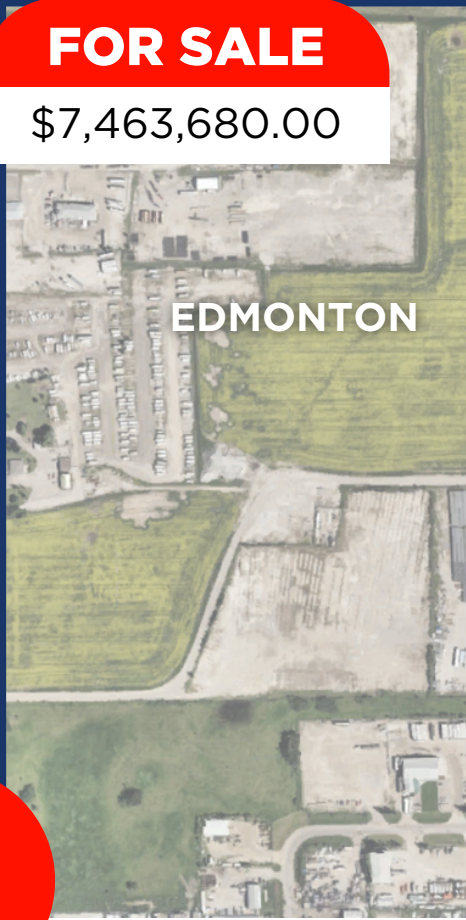


**FOR SALE**

**\$7,463,680.00**



# POTENTIAL INDUSTRIAL DEVELOPMENT SITE

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

## Property Highlights

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.

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



[View On Maps](#)



[View On Street](#)



[Property Tour](#)

**CHRISTIAN JONES**, Vice President

(780) 716-2851 | 1988jones@gmail.com

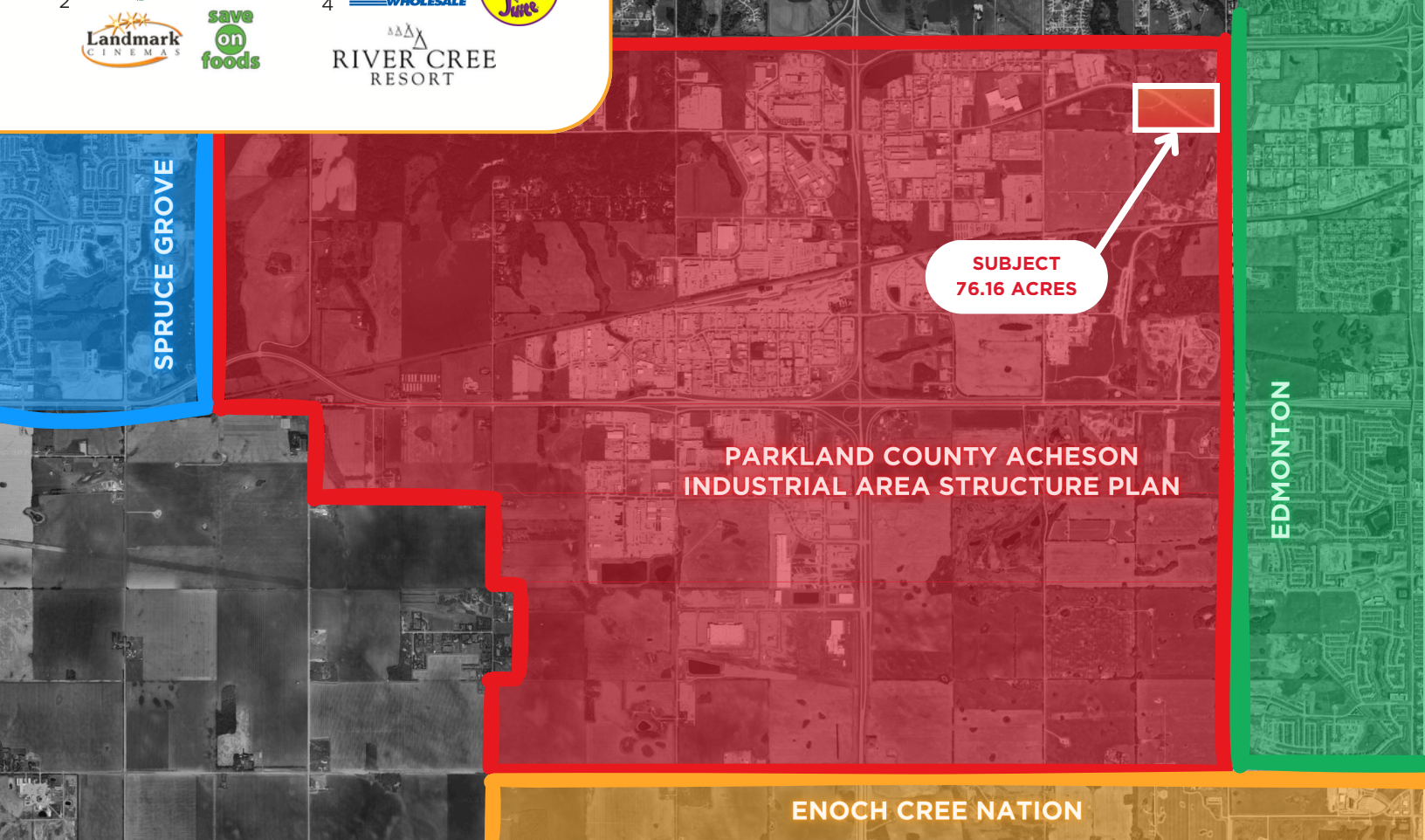
**REMAX**  
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**REMAX**  
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# MAP



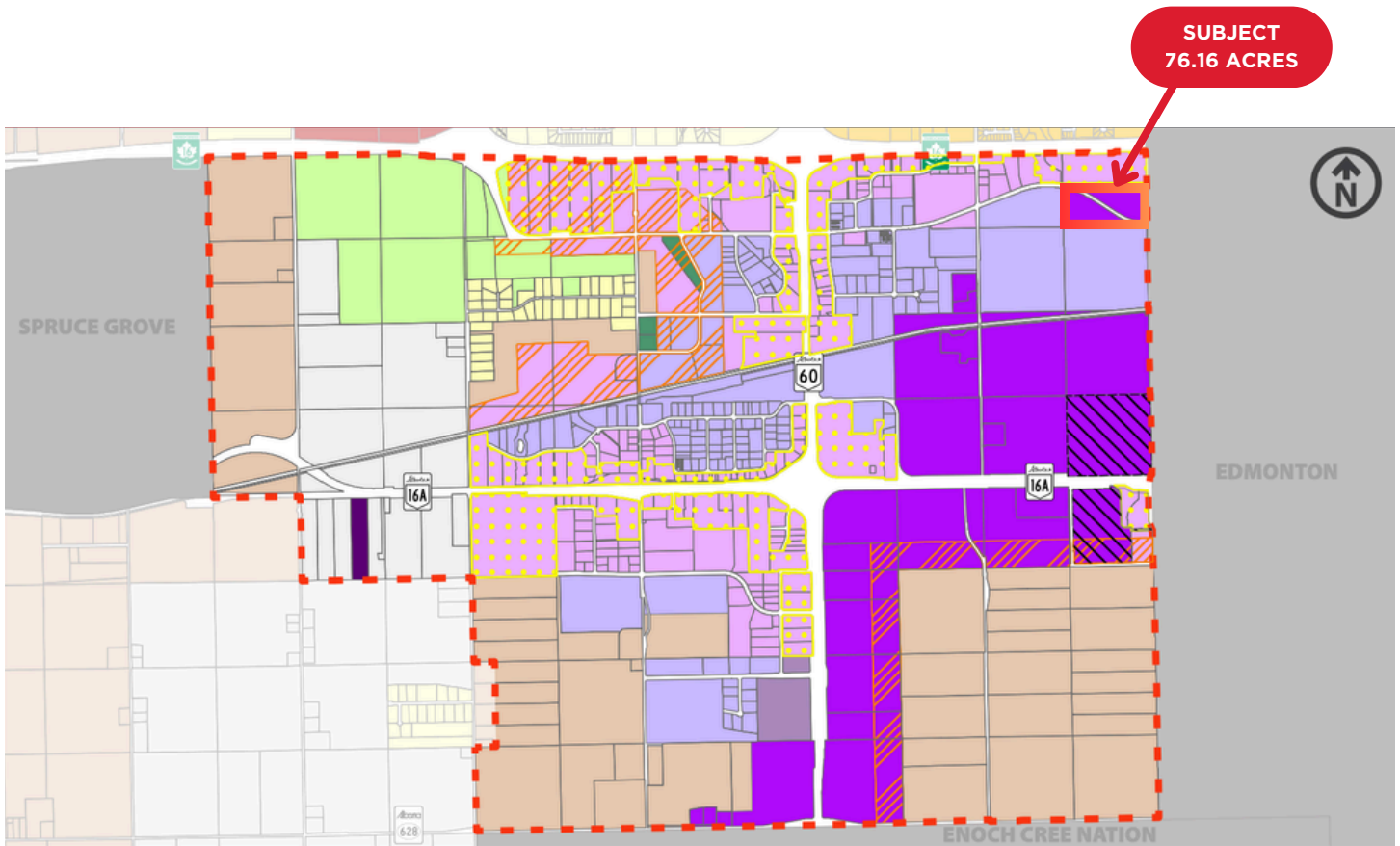
- 1
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# EXISTING LAND USAGE

## PARKLAND COUNTY ACHESON INDUSTRIAL AREA STRUCTURE PLAN (ASP)

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



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.

- |  |   |   |  |
|--|---|---|--|
| Acheson ASP Boundary                       | AGG - Agricultural General District       | HC - Highway Commercial District            | IRD - Industrial Reserve District          |
| Industrial Frontage Overlay                | AGR - Agricultural Restricted District    | BI - Business Industrial District           | RIC - Rural Industrial Commercial District |
| Direct Control District                    | CR - Country Residential District         | MI - Medium Industrial District             | PC - Conservation District                 |
| Acheson Industrial Commercial Area Overlay | CRE - Country Residential Estate District | BIR - Regional Business Industrial District | PS - Public Service District               |



Looking North



Looking West




Looking West



## CONTACT:

**CHRISTIAN JONES**

Vice President

 (780) 716-2851

 1988jones@gmail.com

