



FOR SALE
\$8,500,000.00

PRIME INDUSTRIAL LAND

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

Property Highlights

Based on current land use and regional planning policies, the property offers significant potential for sand extraction and fill operations, future development, and multiple income-generating uses.

- Potential for major sand extraction and fill business operations
- Future development land within an active industrial growth corridor
- Existing oil well site providing ongoing income
- Established elk farm generating supplemental revenue
- Strategically located just off major transportation routes including Highway 16A (Parkland Highway) and Highway 60
- Approximately a 5-minute drive to Edmonton's Anthony Henday Drive, offering excellent regional connectivity
- Situated within the Acheson Industrial Area Structure Plan
- Directly across the street from The Ranch Golf & Country Club

Short Legal Address

Plan 9525146, Lot 2

Lot Size

± 117.62 Acres

Zoning

Industrial Reserve District (IRD) and Acheson Industrial Commercial Overlay

Sale Price

\$8,500,000.00

Price Per Acre

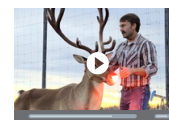
\$72,266.62/Acre



[View On Maps](#)



[View On Street](#)



[Property Tour](#)

CHRISTIAN JONES, Vice President

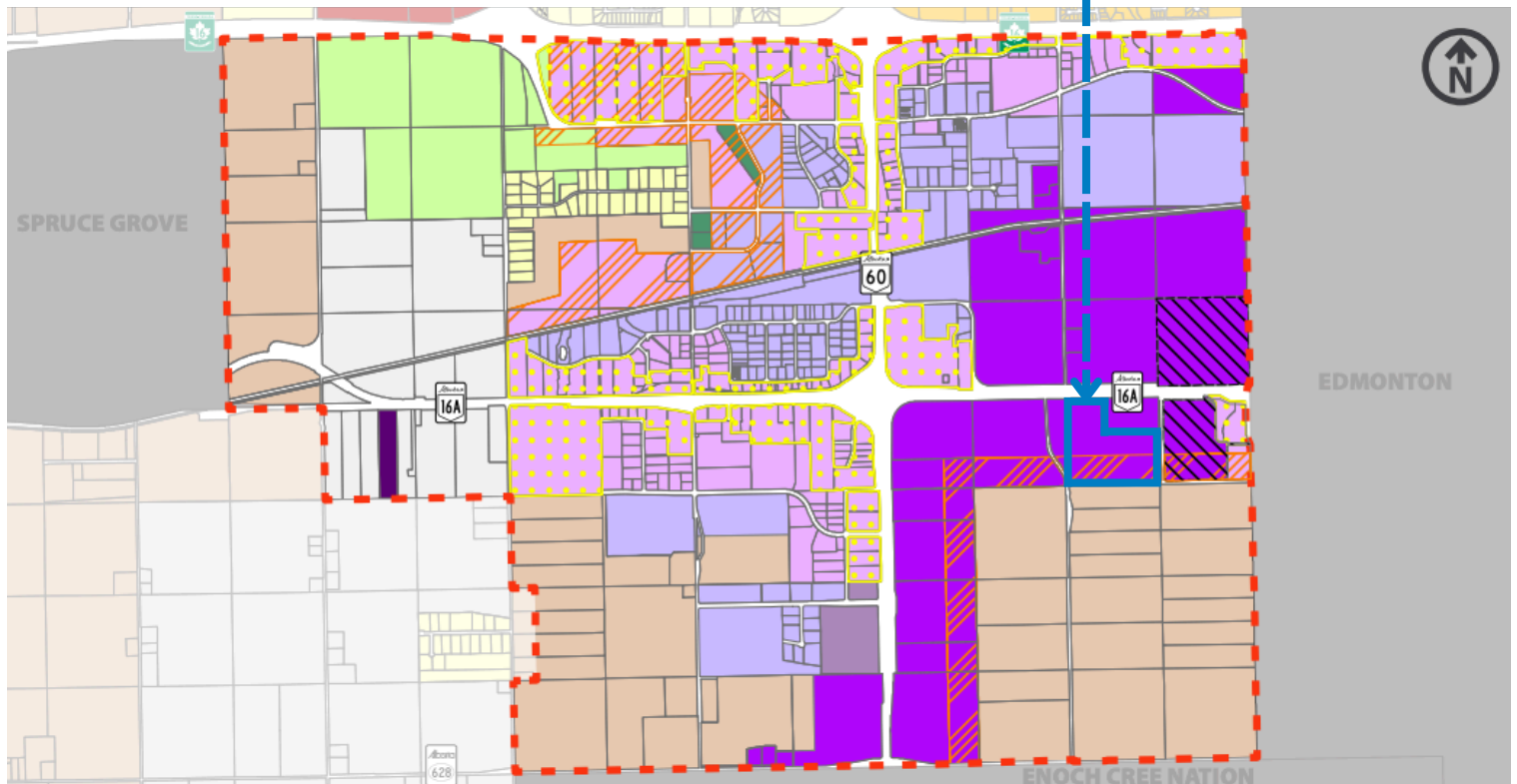
(780) 716-2851 | 1988jones@gmail.com

REMAX
Excellence

REMAX
COMMERCIAL

Acheson Industrial Area Structure Plan

LAND USE CONCEPT



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



St. Albert

216

15



Acheson



216

Edmonton

2

216

60

2

14

216

Birch Hill Park

Woodbend

216

Devon

2

Beaumont

Nisku

SITE ANALYSIS





CONTACT:

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