

FOR SALE

INDUSTRIAL BAY IN ACHESON

#128, 11386 255 St., Acheson, AB



HIGHLIGHTS

- 1,943 sq ft (+/-) industrial bay with 875 sq ft (+/-) mezzanine
- Sump pump
- 14' tall x 12' wide OH grade door
- High visibility
- 22' ceiling height

CONTACT

MARCUS SCHWABE

Senior Associate

C 780.991.7539

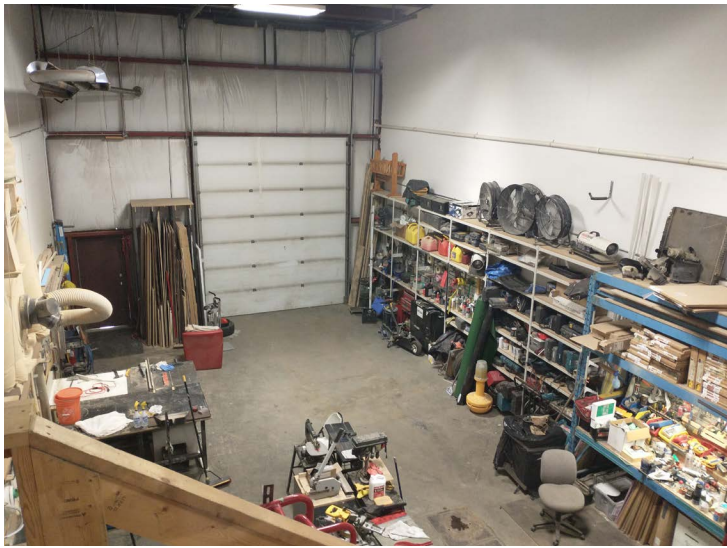
marcus@royalparkrealty.com



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PROPERTY DETAILS

ADDRESS	#128, 11386 255 St., Acheson, Alberta
LEGAL DESCRIPTION	Condominium Plan #0926414, Unit #7
BUILDING SIZE	1,943 sq ft (+/-) 875 sq ft (+/-) mezzanine
ZONING	Acheson Zone 2 MI - Medium Industrial
BUILT	2009
LOADING	Grade 12' x 14'
CEILING HEIGHT	22'
NEIGHBOURHOOD	Parkland Business Park
POWER	100 amp 120/208 VAC 3 phase
PARKING	3 paved parking stalls directly in front of the unit
HEATING	Radiant (warehouse) Forced air (offices)
SUMP	Yes

FINANCIALS

SALE PRICE	\$439,000.00
CONDO FEES	\$300/month + GST
TAXES	\$4,580.89/year (2022)

ADDITIONAL INFO

- Easy access to Highway 16 and 16A, Anthony Henday and Yellowhead Hwy
- Immaculate condition
- 3 offices and boardroom buildout
- Sump
- Washroom

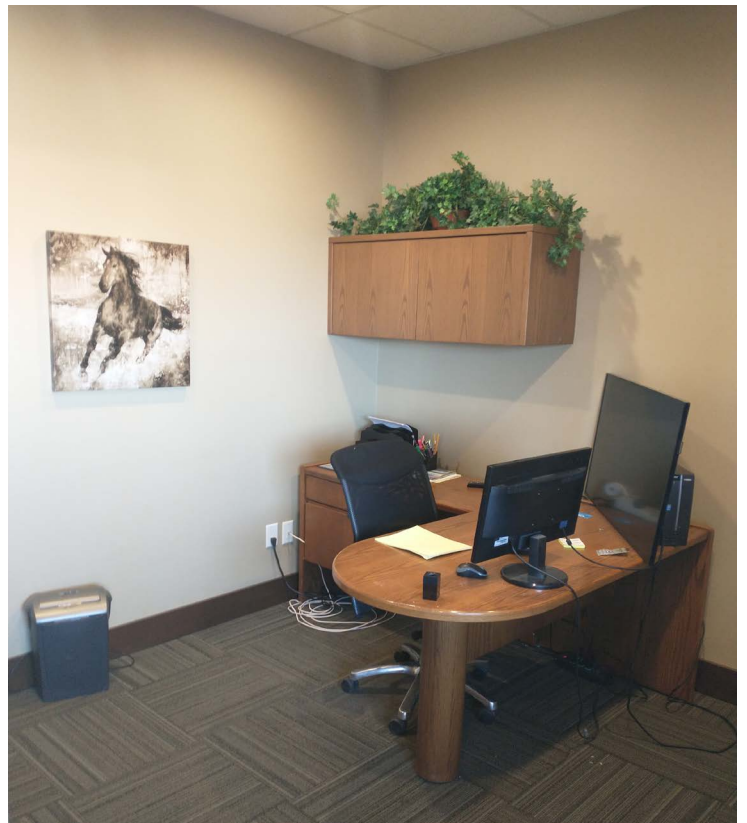
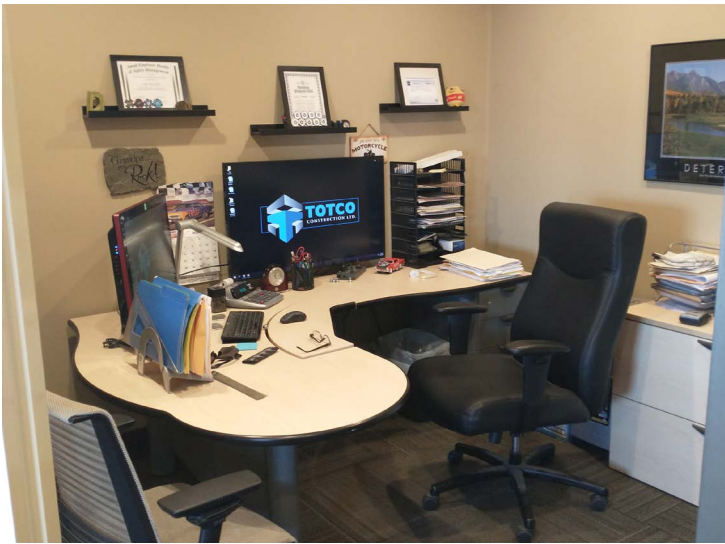
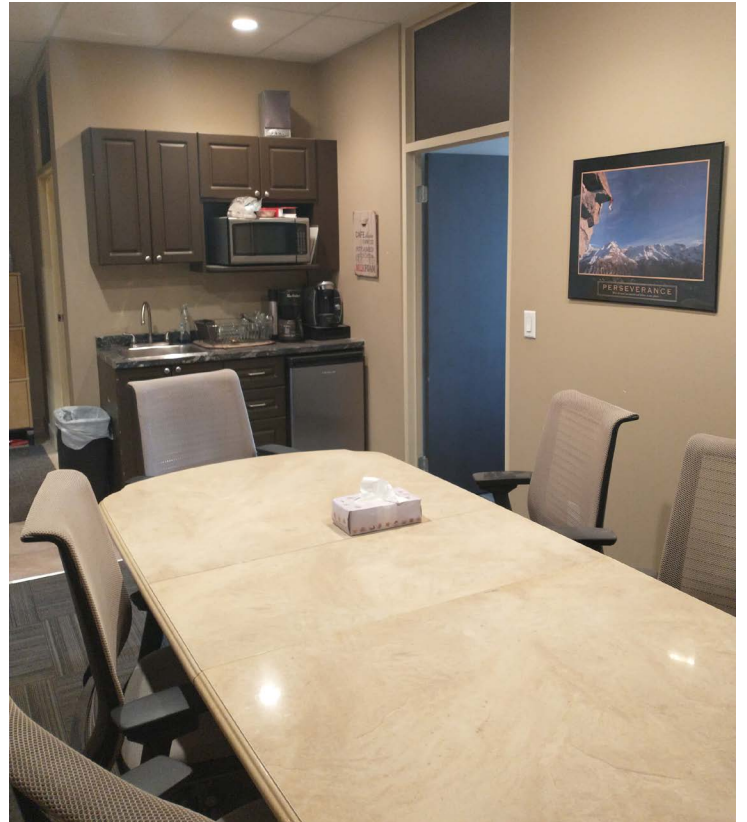



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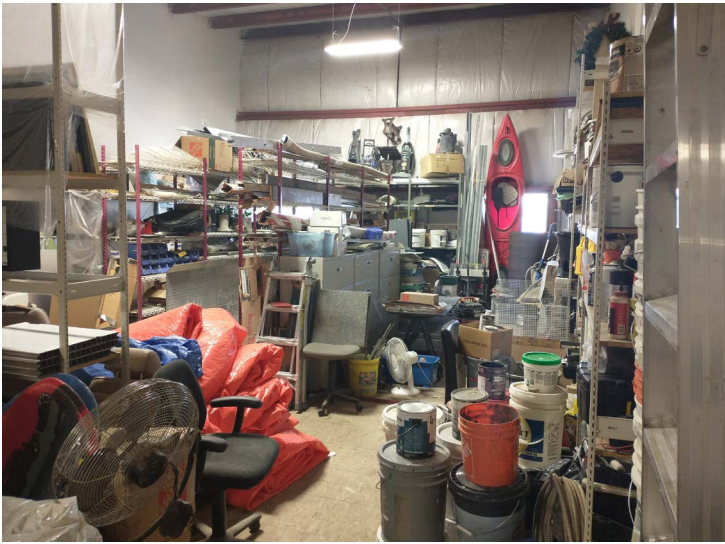
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WAREHOUSE FEATURES:

- 14' tall x 12' wide OH grade door
- 22' ceiling height
- 875 sq ft (+/-) mezzanine
- Sump pump
- Radiant heating

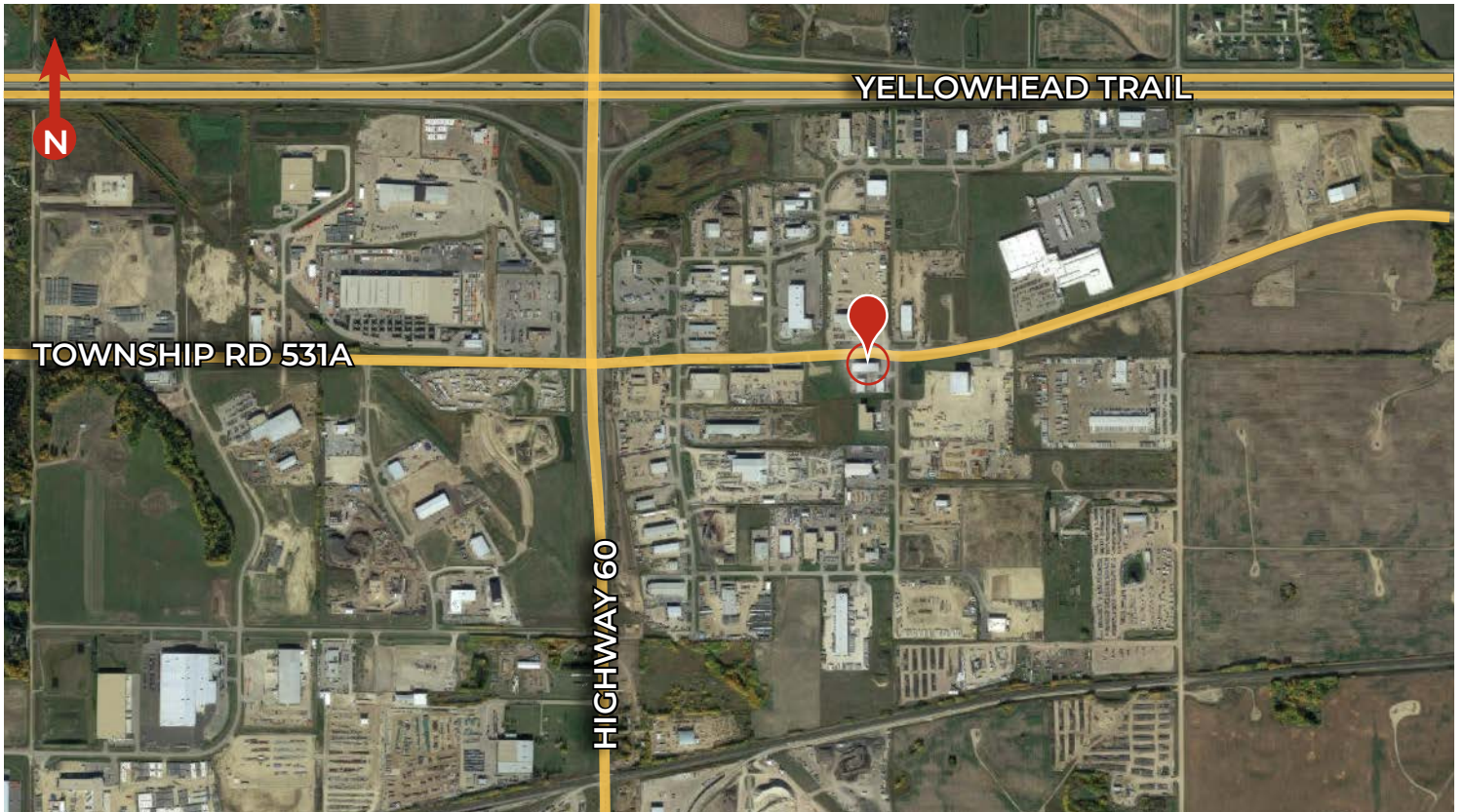


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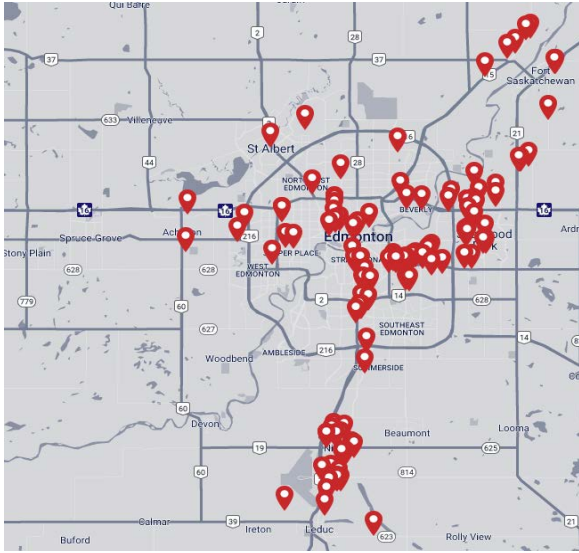


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, homebuilding and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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