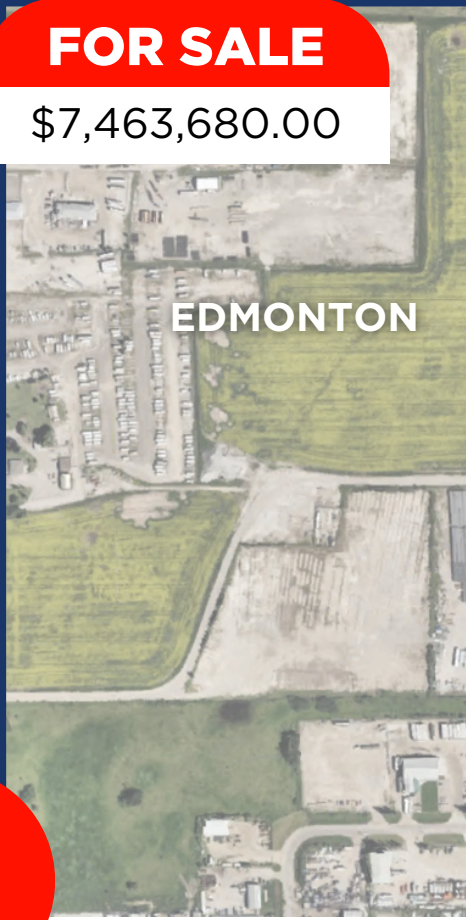




FOR SALE
\$7,463,680.00



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.

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



View On Maps



View On Street



Property Tour

CHRISTIAN JONES, Vice President

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

REMAX
Excellence

REMAX
COMMERCIAL

MAP



1

ACW PETROCANADA

KALTIRE

2

Starbucks

Michael's WINNERS

Landmark CINEMAS

save on foods

3

NOFRILLS

Tim Hortons

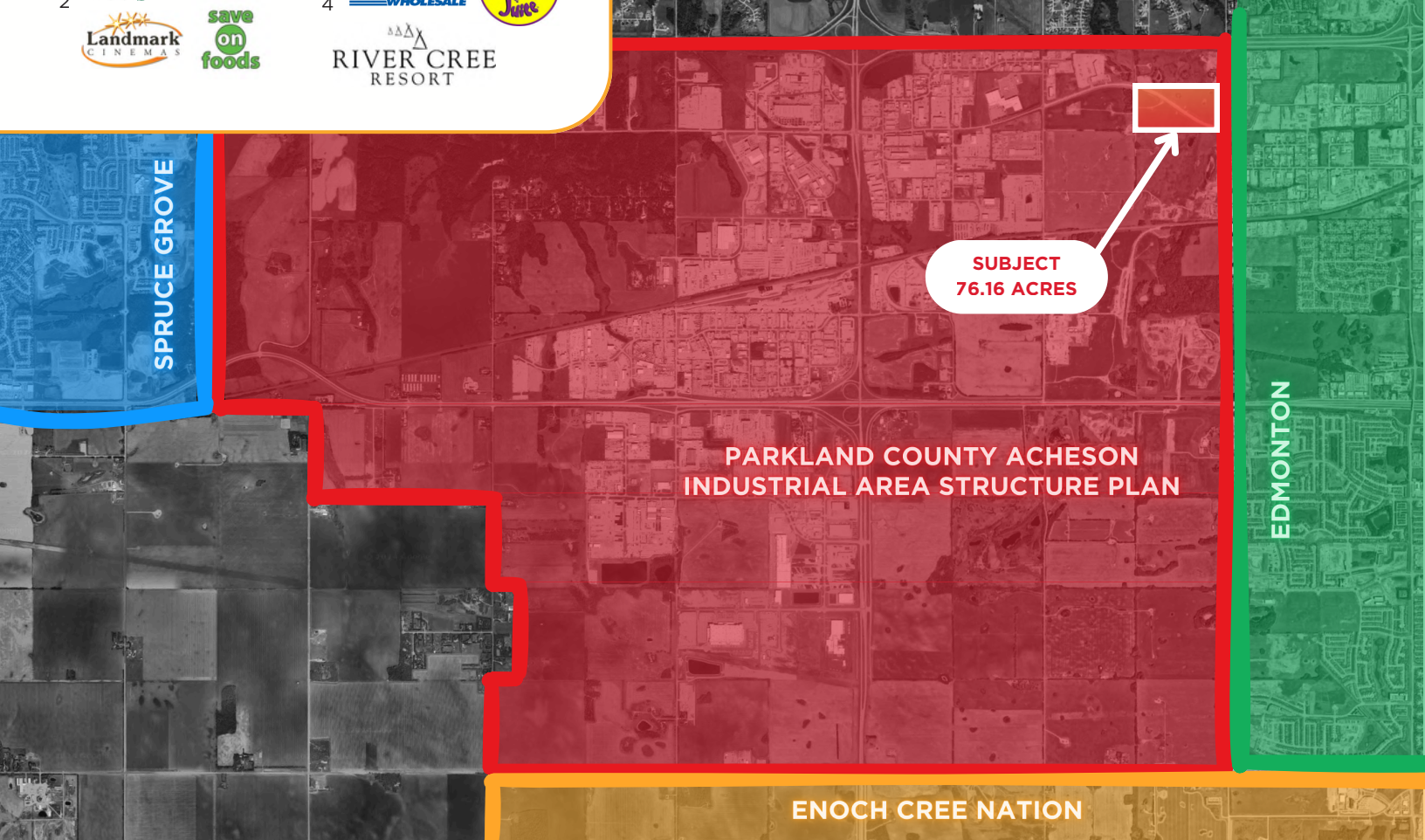
DAVID THOMAS KING SCHOOL

4

COSTCO WHOLESALE

Booster Juice

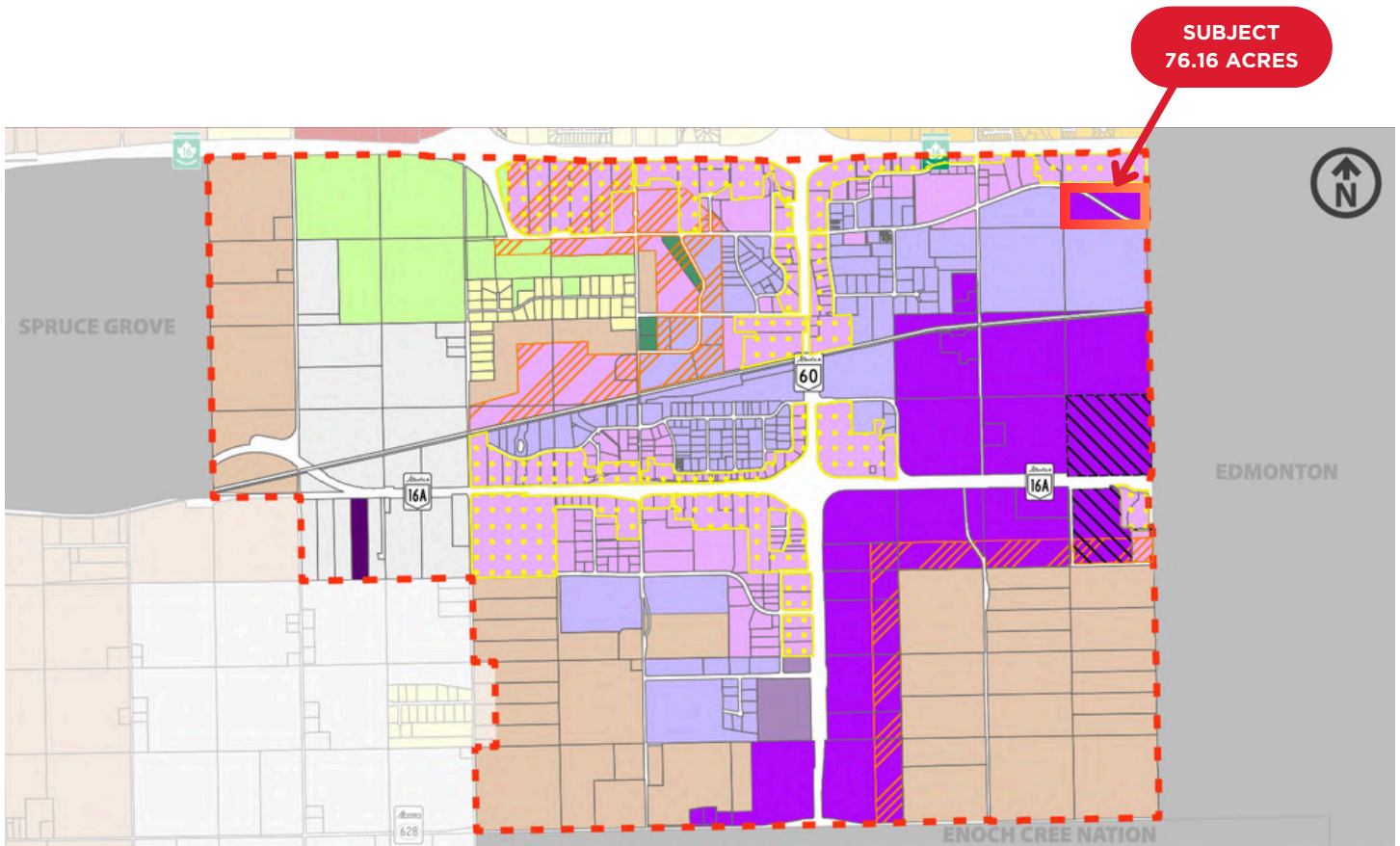
RIVER CREE RESORT



EXISTING LAND USAGE

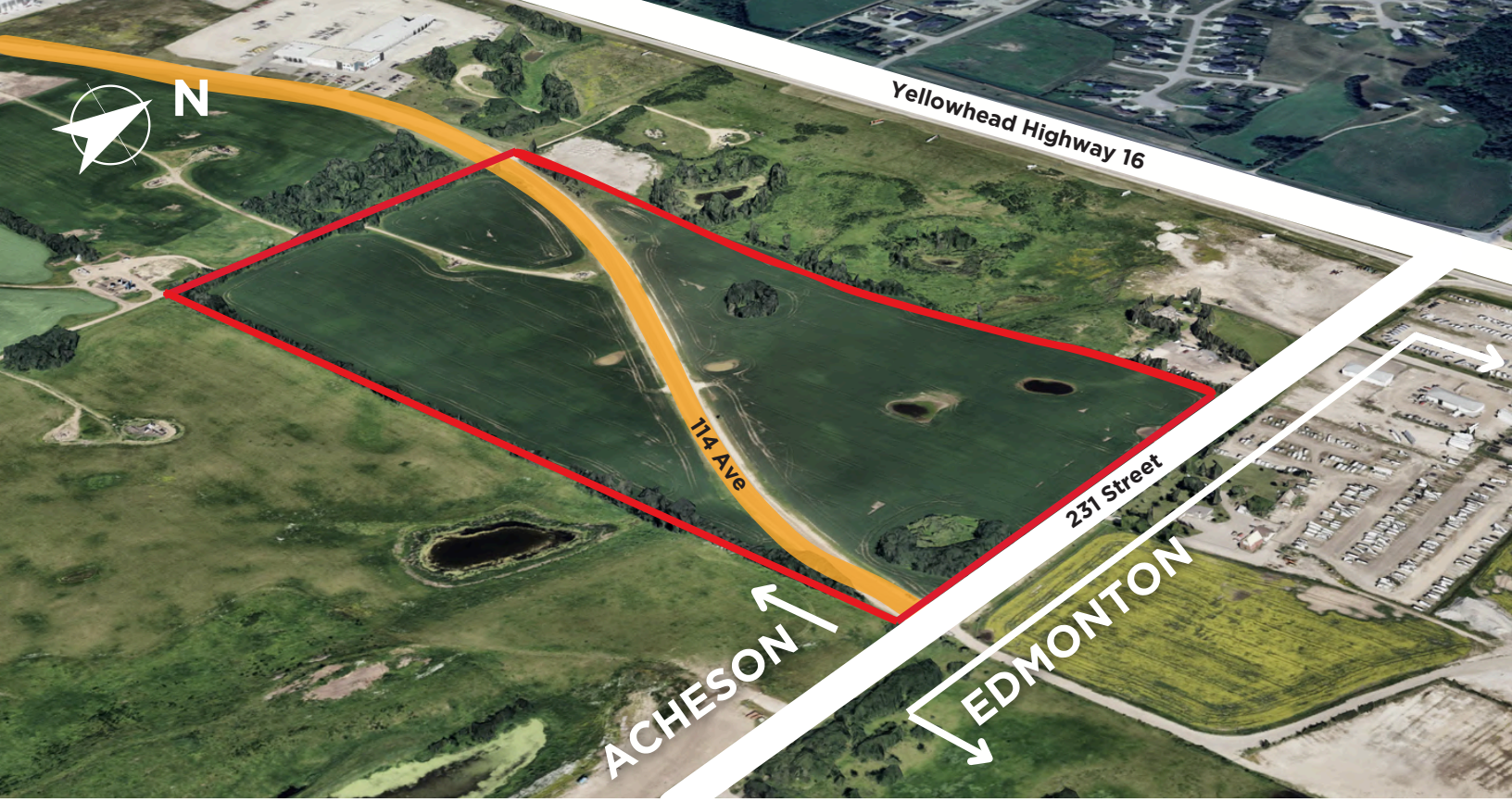
PARKLAND COUNTY ACHESON INDUSTRIAL AREA STRUCTURE PLAN (ASP)

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.





Looking North



Looking West




Looking West



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