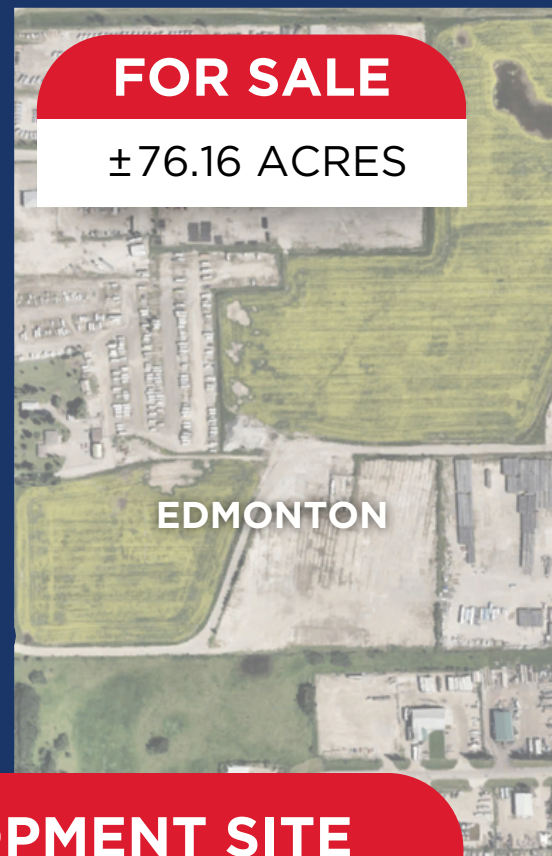




231 Street NW



FOR SALE

± 76.16 ACRES

POTENTIAL INDUSTRIAL DEVELOPMENT SITE

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

Property Highlights

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.

\$7,463,680.00
ASKING PRICE

\$98,000.00/Acre
RATE

± 76.16 Acres
LOT SIZE

Gently Rolling
TOPOGRAPHY



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Christian Jones, Vice President

☎ (780) 716.2851

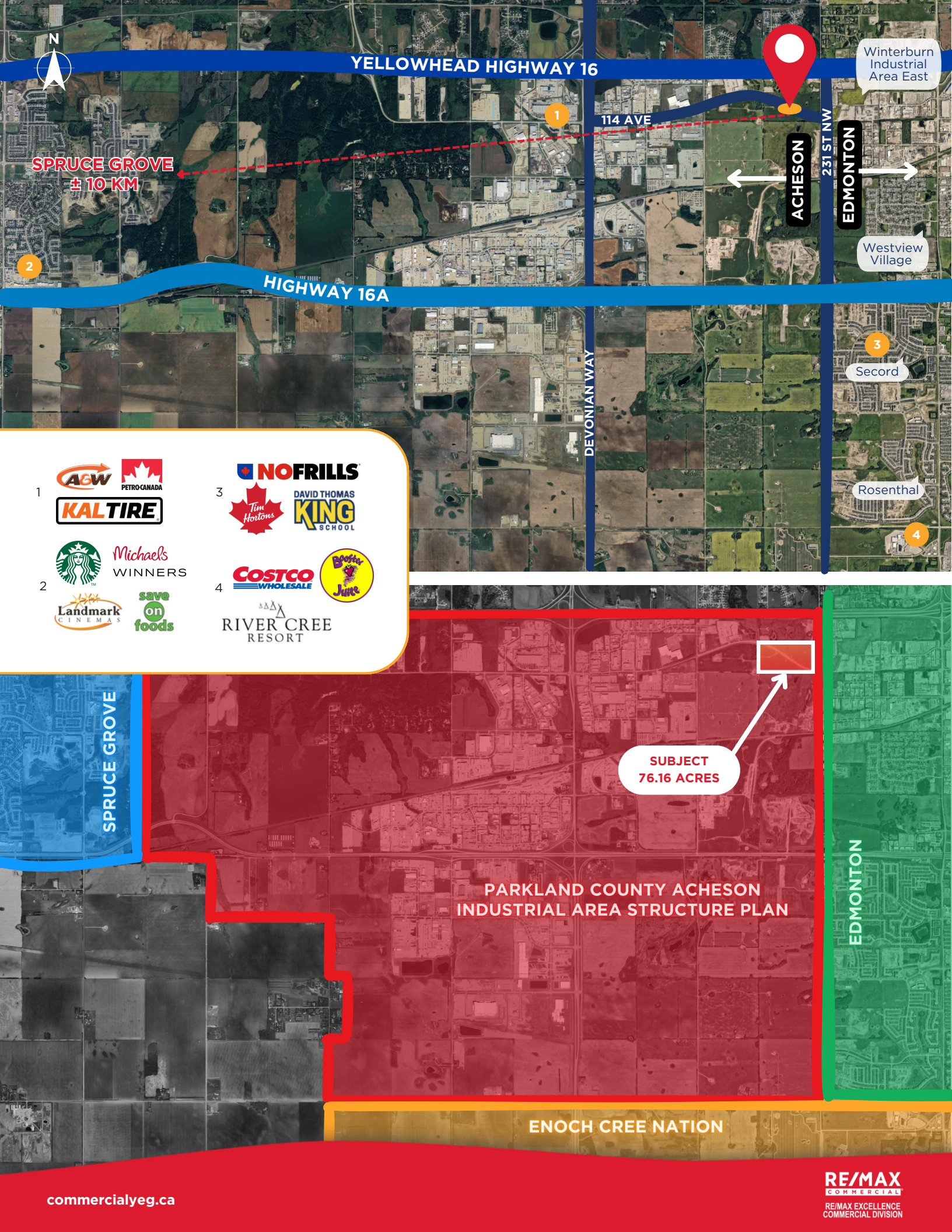
✉ 1988jones@gmail.com

PROPERTY INFORMATION

Address:	23440 & 23441 114 Avenue, Acheson, AB
Short Legal:	4;26;53;11;NE (Southern Portion)
Lot size:	+\\- 76.16 Acres
Zoning:	Industrial Reserve District (IRD)
Price Per Acre:	\$98,000.00/Acre
Sale Price:	\$7,463,680.00



Looking West



YELLOWHEAD HIGHWAY 16

Winterburn Industrial Area East

SPRUCE GROVE
± 10 KM

114 AVE

ACHESON

EDMONTON

Westview Village

HIGHWAY 16A

DEVONIAN WAY

3

Secord

Rosenthal

4

1



3



2



4



SPRUCE GROVE

SUBJECT
76.16 ACRES

PARKLAND COUNTY ACHESON
INDUSTRIAL AREA STRUCTURE PLAN

EDMONTON

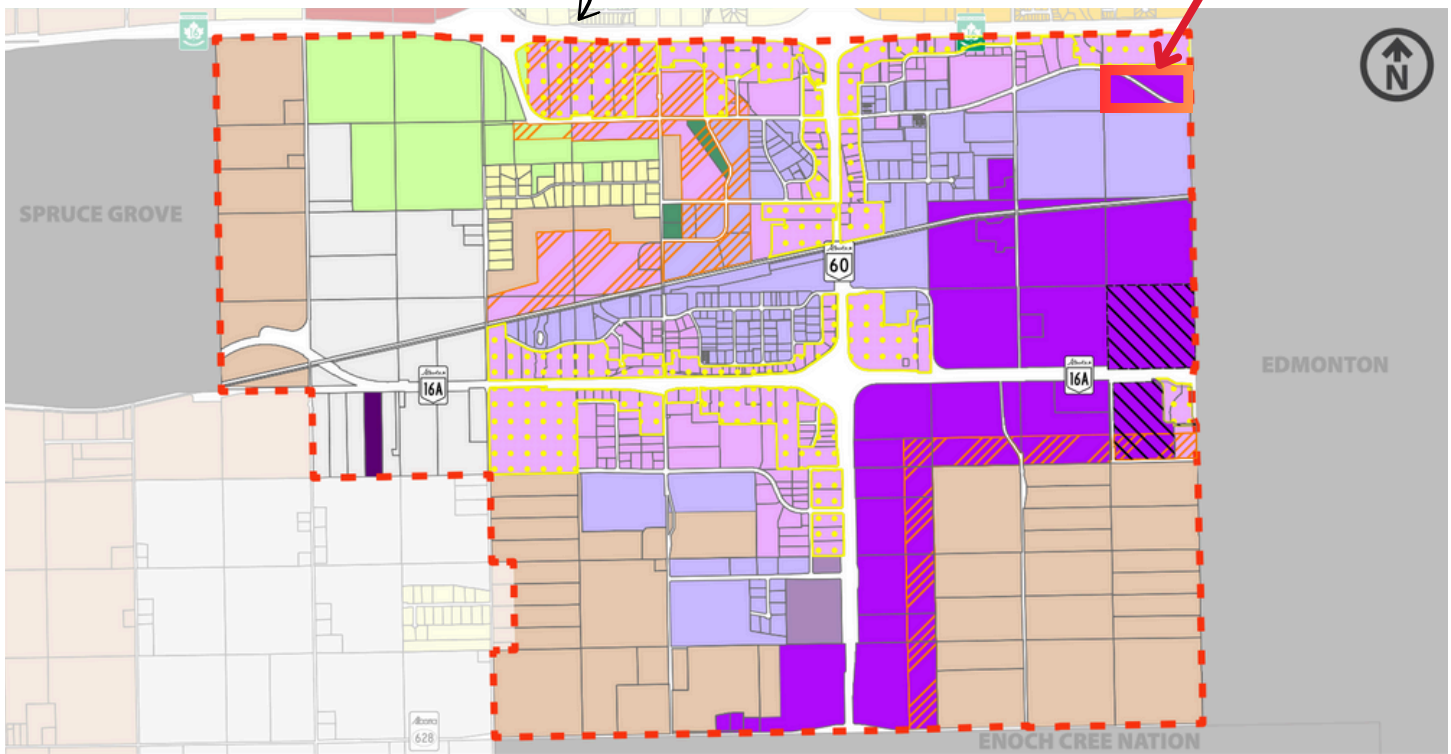
ENOCH CREE NATION

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.

- | | | | |
|--|---|---|--|
| 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



CONTACT:

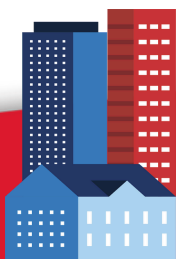
Looking South

CHRISTIAN JONES

Vice President

☎ (780) 716.2851

✉ 1988jones@gmail.com



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