

INVESTMENT SALE

10,944 SF



BRI-CHEM ACHESON

27075 ACHESON ROAD, ACHESON, AB

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

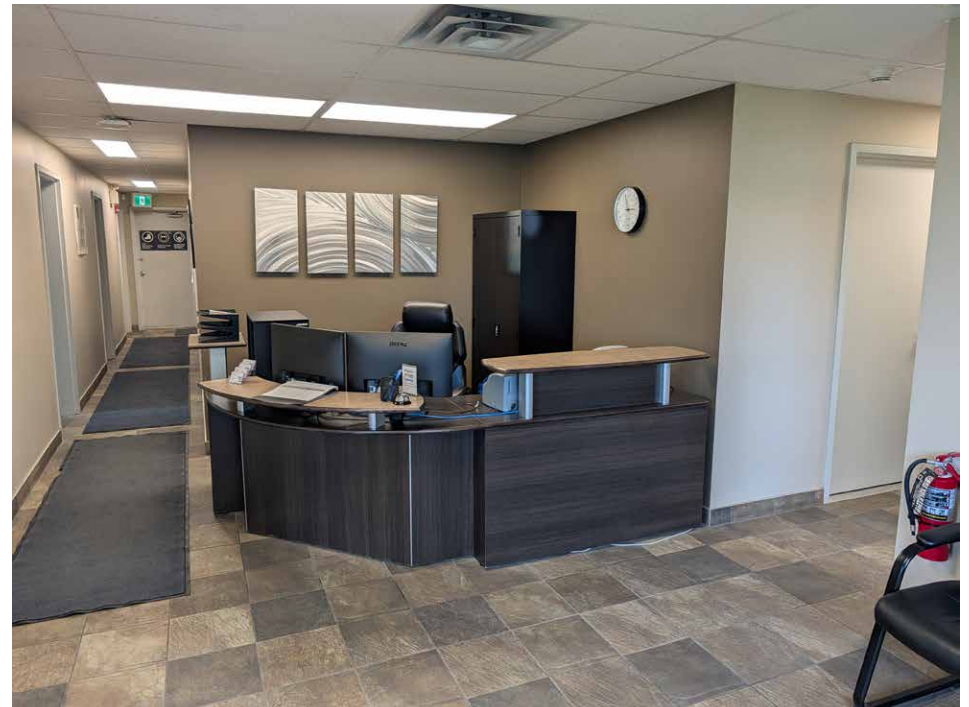
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PROPERTY HIGHLIGHTS

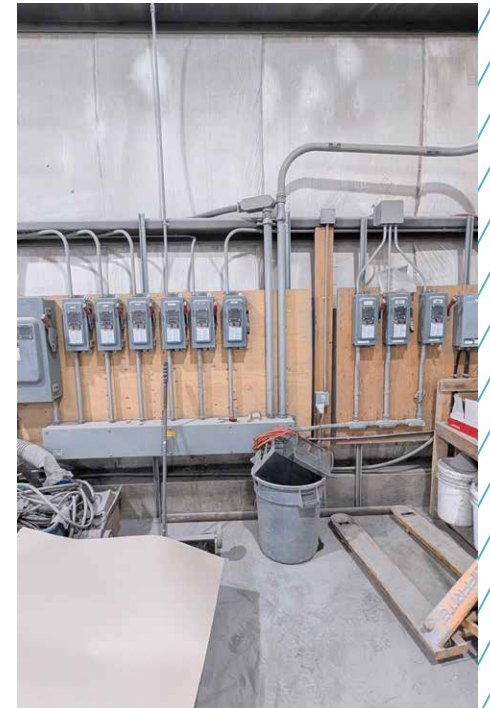
- Free-standing industrial building
- Two access points
- In-floor heating in the shop
- 10.8 % site coverage based on the main building
- Corner lot
- Newer office improvements
- Publicly traded company with long standing history

PROPERTY DETAILS

Municipal Address	27075 Acheson Road, Acheson, AB
Legal Description	Plan 7720277, Block 3, Lot 9
Zoning	MI – Medium Industrial District
Building Size	10,944 SF
Construction	1998/2011
Land Size	1.84 Acres
Power	600V, 600 AMP, 3 phase
Loading Doors	Two grade 14' x 16
Ceiling Height	24' / 22' clear
Sale Price	\$3,100,000 (\$283.26 PSF)
NOI (YR 1)	\$229,824 NNN
Tenant	Bri-Chem Corporation

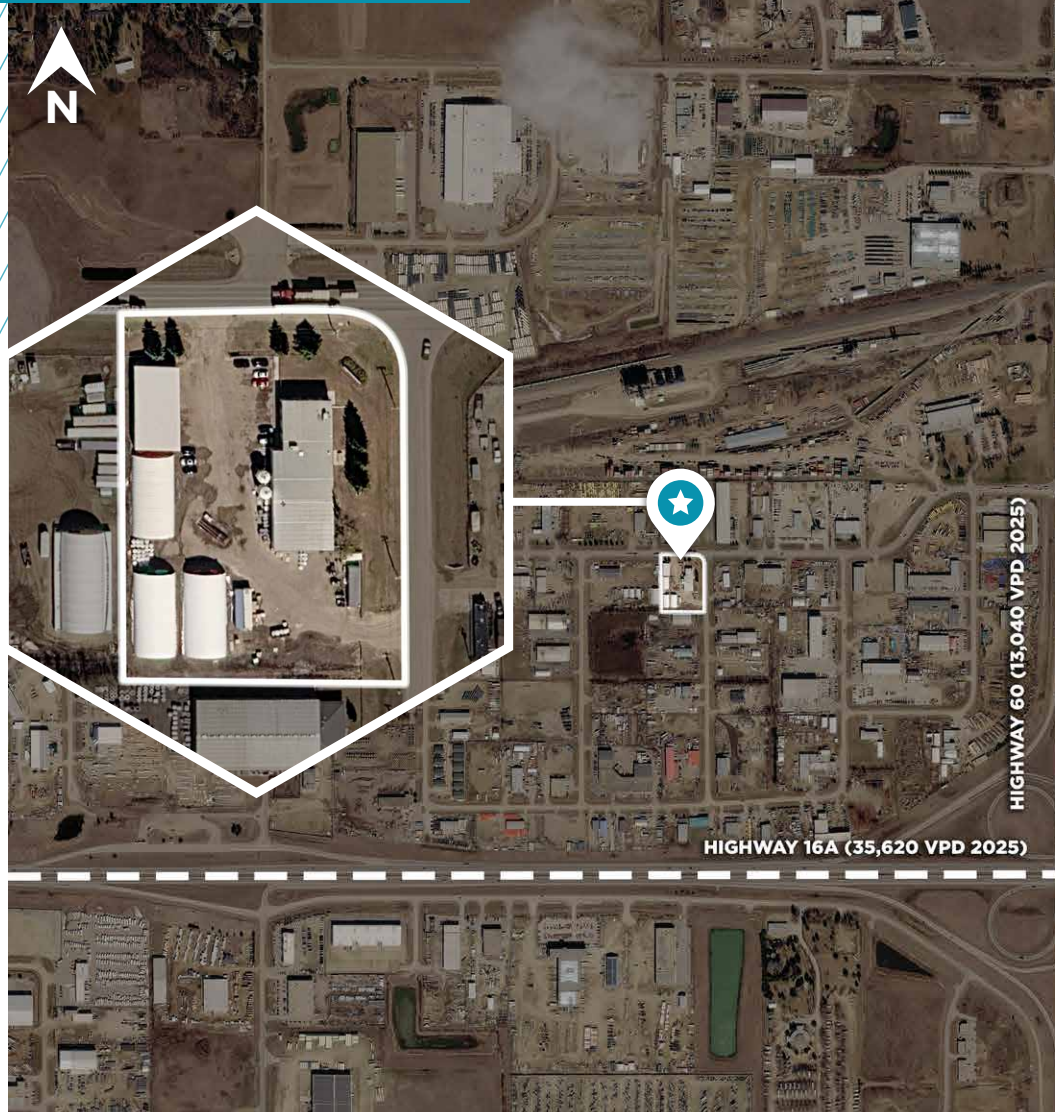


PROPERTY PHOTOS



AERIAL

CUSHMAN & WAKEFIELD
Edmonton



DEMOGRAPHICS



8,444
POPULATION
Within 5 KM



\$165,438
AVG. INCOME
Within 5 KM



2,605
HOUSEHOLDS
Within 5 KM

F4 LEASING TEAM

PRIMARY LISTING CONTACTS

Will Harvie

Associate Partner
780 902 4278
will.harvie@cwedm.com

Kurt Paull, SIOR®

Partner
780 932 0578
kurt.paull@cwedm.com

Max McPeak

Associate
780 700 5038
max.mcpeak@cwedm.com

Nick Mytopher

Associate
587 597 5475
nick.mytopher@cwedm.com

Lucy Lee

Team Coordinator, Unlicensed
780 420 1177
lucy.lee@cwedm.com

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