



For Sale

# Crane Power Acheson Building

114 Hayes Crescent | Acheson, AB

±6,862 SF on ±1.46 acres

- Four grade loading doors, well-appointed office space, and graveled yard
- High end finishes throughout the Property
- All office furniture available with the property
- Well located in Zone 2 with convenient access and Highway 16 exposure

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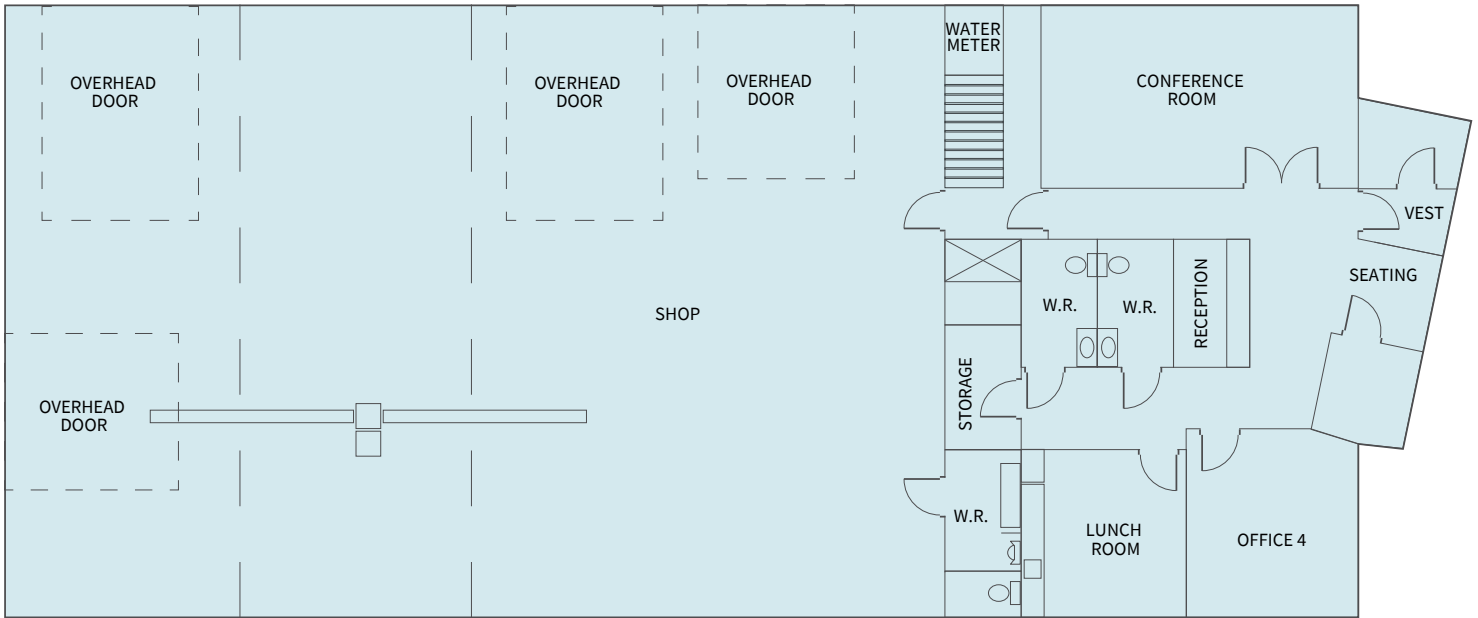




## Property Details

<b>Municipal Address</b>	114 Hayes Crescent, Acheson, AB (Also: 11634 257 street)
<b>Legal Address</b>	Plan 1021532, Block 1, Lot 114
<b>Zoning</b>	Business Industrial District
<b>Available Area</b>	±1,665 SF - Main Floor Office ±1,533 SF - Second Floor Office ±3,664 SF - Warehouse ±6,862 SF - TOTAL
<b>Site Size</b>	1.46 Acres
<b>Year Built</b>	2013
<b>Site Coverage</b>	0.08
<b>Sale Price</b>	\$2,200,000.00
<b>Prop. Taxes</b>	\$20,596.84 (2024)

<b>Construction</b>	Engineered Steel
<b>Ceiling Height</b>	19' 11" Clear
<b>Loading</b>	Two (2) 12' x 12' Grade Doors Two (2) 14' x 16' Grade Doors
<b>Drains</b>	Trench Drains and Sump
<b>HVAC</b>	Radiant Tube in Warehouse Forced Air Furnace with A/C for Offices
<b>Power</b>	400 Amp 600 V Service (TBC by Purchaser)
<b>Lighting</b>	LED Lights in Warehouse
<b>Roof</b>	Sloped Metal Roof
<b>Security</b>	Alarm, Camera System & Fully Fenced



Main floor

# Property Site plan

## Main Floor Office

±1,665 SF

## Second Floor Office

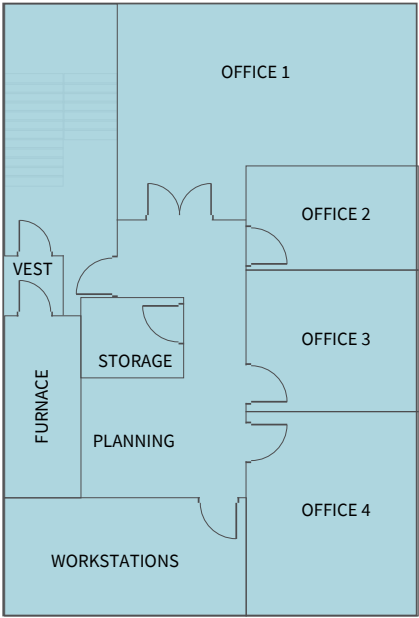
±1,533 SF

## Warehouse

±3,664 SF

## TOTAL

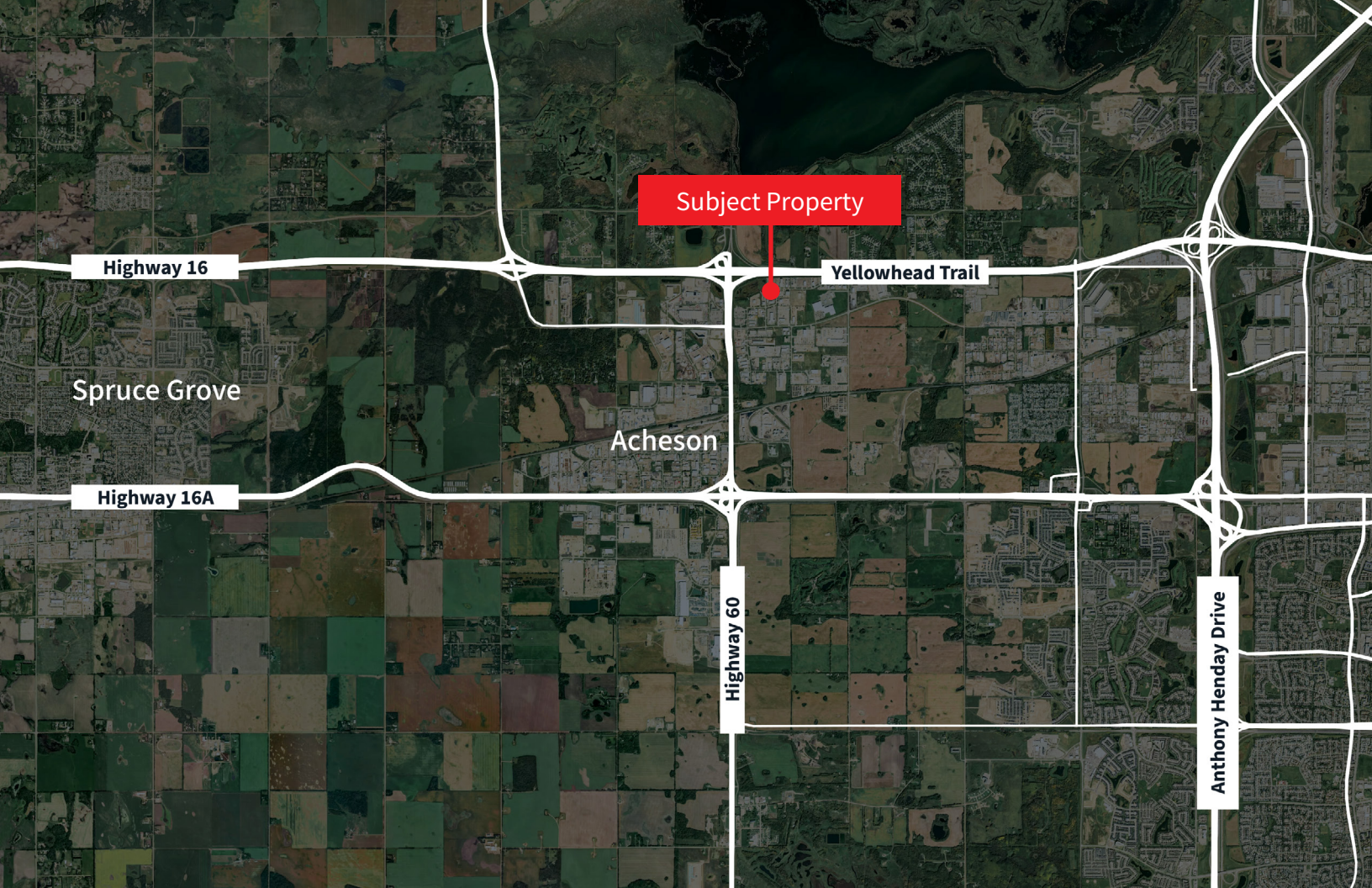
±6,862 SF



Second floor







Yellowhead Trail







OFFICE



FRONT ENTRANCE



BOARDROOM



INTERIOR/OFFICES

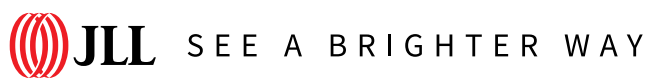


WAREHOUSE



LUNCHROOM





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