



For Sale

# David Road Industrial Land

10386 & 10344 David Road | Acheson, AB

## 2.3 - 4.6 Acres Land

- Ideally located parcels in established Zone 3 of Acheson Industrial Park
- Graveled and fenced with yard lighting posts installed
- Two separately titled parcels
- Efficient rectangular dimensions of approx. 480' x 425'
- Immediate use for outdoor storage (IOS) or for vertical development

For more information contact:

**Bronwyn Scrivens**

Vice President, SIOR

780 807 4564

[Bronwyn.Scrivens@jll.com](mailto:Bronwyn.Scrivens@jll.com)



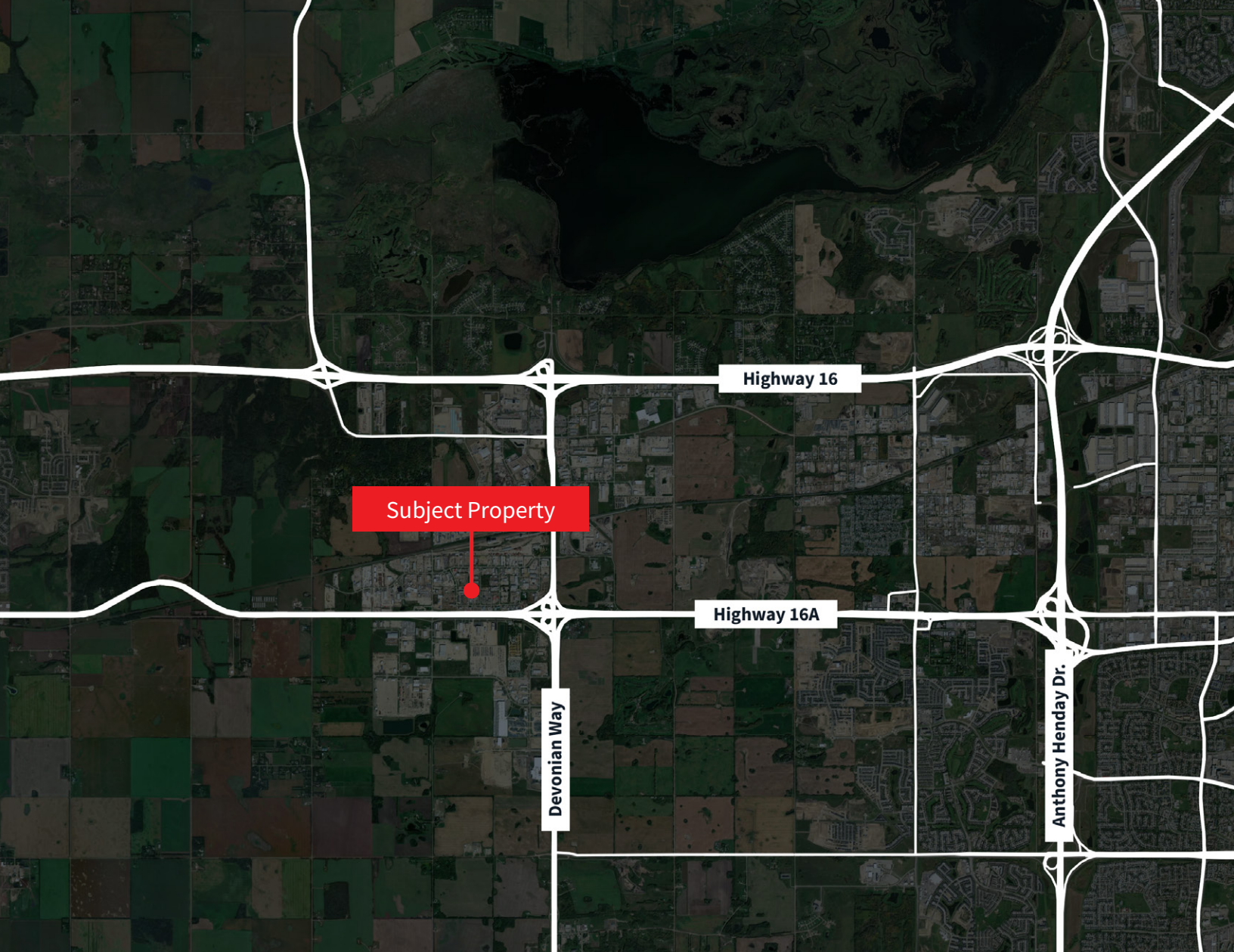


# Property Details

<b>Municipal Address</b>	10386 & 10344 David Road, Acheson, AB
<b>Legal Description</b>	Plan 7720277, Block 2, Lots 11 & 12
<b>Zoning</b>	MI - Medium Industrial District
<b>Site Size</b>	2.3 - 4.6 Acres
<b>Property Tax (2025)</b>	Lot 11 - \$14,369.37 Lot 12 - \$15,293.42
<b>Sale Price</b>	\$3,220,000
<b>Sale Price per acre</b>	\$700,000 per acre
<b>Occupancy</b>	Immediately
<b>Site Specifications</b>	Graveled, Fenced, Yard Lighting







**Darryl McGavigan**  
Executive Vice President  
780 328 0064  
Darryl.McGavigan@jll.com

**Kent Simpson**  
Vice President  
780 203 0425  
Kent.Simpson@jll.com

**Adam Butler**  
Executive Vice President  
780 328 0065  
Adam.Butler@jll.com

**Mackenzie York**  
Associate Vice President  
780 920 8463  
Mackenzie.York@jll.com

**Bronwyn Scrivens**  
Vice President, SIOR  
780 807 4564  
Bronwyn.Scrivens@jll.com

**Kailee Campbell**  
Senior Transaction Analyst  
780 328 0069  
Kailee.Campbell@jll.com

**JLL Edmonton Industrial** | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

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