



PROPERTY HIGHLIGHTS

EVEREST COMMERCIAL CORNER

LOCATION:

CORNER OF HWY 16A & HWY 60
ACHESON, AB

NEW RETAIL FOR LEASE

- COMMERCIAL / RETAIL UNITS AVAILABLE
- GREAT EXPOSURE TO HWY 16A AND HWY 60
- UNITS RANGING FROM 1,200 TO 28,000 SF
- POSSESSION SPRING 2015

NEW RETAIL FOR LEASE

CORNER OF HWY 16A & HWY 60

ACHESON AB

WELCOME TO ACHESON, ALBERTA

Acheson's development began in 1975 and has experienced steady growth ever since thanks to the encouragement of Parkland County - today Acheson is home to over 200 businesses. Businesses locate in Acheson for many reasons, not the least of which are:

1. LOWER OPERATING COSTS:

Parkland County charges NO BUSINESS TAX - over 20% savings in annual facility operating costs, compared to Edmonton.

2. STRATEGIC LOCATION:

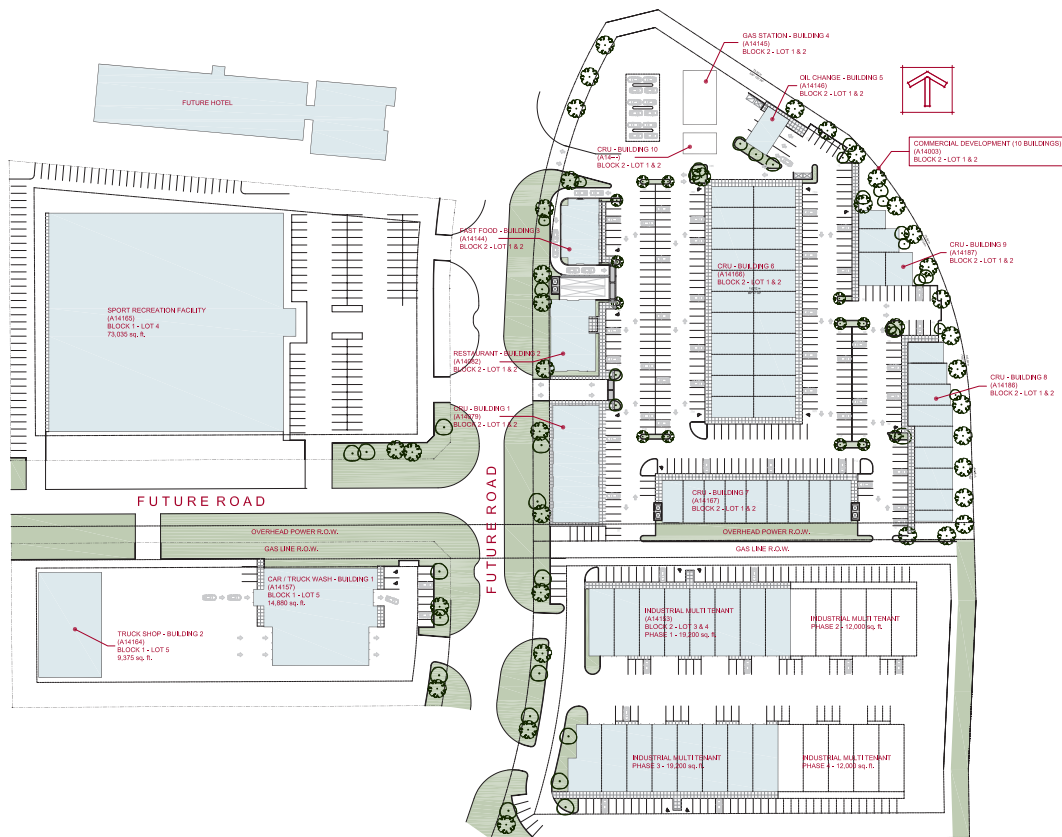
Access to Customers - Strong presence and traffic exposure to Yellowhead Trail and Highway 60 (traffic count over 75,000 VPD -2005) and access to over one million consumers in the Greater Edmonton Area

Key Transportation Corridors - Home to CN Rail's main line and serves as a junction of major provincial and regional arterial roadways, as well as an efficient Edmonton bypass route ensures seamless distribution and deliveries.

Skilled Labor - Draw from Metro Edmonton's superbly trained, educated and motivated labour force

3. INEXPENSIVE SERVICE CONNECTIONS:

Parkland County has installed new servicing infrastructure designed to meet the long term needs of business.



**AVAILABLE
FALL 2014**

LEASE RATE:

RETAIL starting at \$20/SF
COMMERCIAL BAYS starting at \$14/SF

SQUARE FOOTAGE:

1,200 to 28,000 SF

ACHESON COMMERCIAL DEVELOPMENT



NEW RETAIL FOR LEASE

CORNER OF HWY 16A & HWY 60

ACHESON AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ABOUT EVEREST COMMERCIAL CORNER

Everest Commercial Corner is located at the intersection of Highway 16A & 60, a major access hub into the Acheson Business Area. With prime exposure to both of these highways, this new development features mixed light industrial and commercial zoning, which will make this parcel ideal for a variety of business owners.

CONCEPT PLANS INCLUDE:

- 140 room hotel with meeting and banquet rooms
- Business and light industrial condos
- Multiple restaurants
- Gas station
- Car and truck wash,
- Coffee shop
- Professional Office Building
- And much more!



MORE INFORMATION

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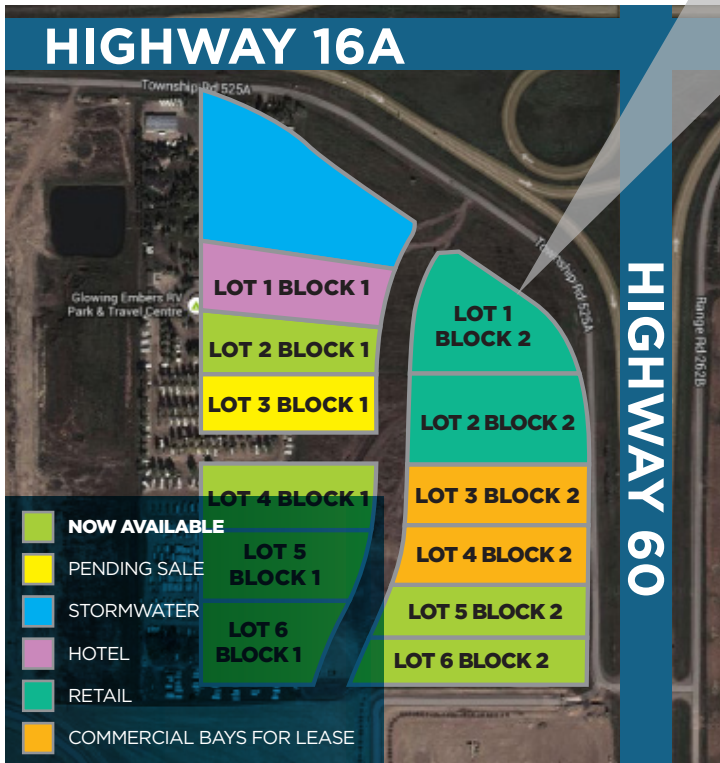
LOTS FOR SALE

CORNER OF HWY 16A & HWY 60
ACHESON AB

BLOCK	LOT	ACRES	PRICE
1	1	2.44	\$1,952,000
1	2	2	\$1,500,000
1	3	2	\$1,400,000
1	4	2.33	\$1,631,000
1	5	2.34	\$1,638,000
1	6	2.24	\$1,568,000
2	5	2.24	\$1,680,000
2	6	2.24	\$1,680,000

- 40KM FROM EDMONTON INTERNATIONAL AIRPORT!
- MINUTES FROM METRO EDMONTON
- COMMERCIAL RETAIL UNITS AVAILABLE!

**EVEREST
COMMERCIAL
CORNER**



PROPERTY INFORMATION

POSSESSION DATE: Spring/Summer 2015

LOT SIZE: 37.34 AC

LOT TYPE: Retail & Commercial (land)

MIN. DIVISIBLE: 2 Acres

MAX. CONTIGUOUS: 8.84 Acres

OPERATIONAL COSTS: Triple Net. Lease (Utilities and Operational costs TBD)

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