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FOR SALE

Crane-Served Industrial Bays

10293 – 276 Street, Acheson, AB

$2,200,000
Asking Price · Vacant Possession

Three Buildings | 6,632 SF Shop | Four Overhead & Jib Cranes | Fenced Yard | Vacant

Contact: Greg Condon, CPM, CCIM
gcondon@rimrock-pm.ca | C: (403) 966-1949 | O: (587) 287-8275

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Industrial Sale Opportunity

10293 – 276 Street, Units 116, 120, 124 & 128, Acheson, AB T7X 6A5



Two crane-served shop buildings plus a standalone modular site office — offered with vacant possession

Property Highlights

- **Three buildings in total** — two crane-served shop buildings (four bays) plus a standalone modular site office.
- **Four cranes included:** two 5-ton overhead cranes, one 3-ton overhead crane and a 1-ton jib crane — installed, in place and conveying with the sale.
- **Clean, well-finished shops:** sealed and coated concrete floors, bright LED high-bay lighting, insulated and lined walls throughout.
- **Grade-level loading** through large overhead doors to every bay, with fenced and graveled yard and drive-around site access.
- **Mezzanine and service rooms** provide storage, utility and support space within the shop envelope.
- **Vacant possession** — available immediately for an owner/user, or to be re-leased by an investor.

Property Details

Address	**10293 – 276 Street**
Units	**116, 120, 124 & 128**
Buildings	**3 (2 shop + office)**
Shop Area	**6,632 SF**
Bay Size	**4 × 1,658 SF**
Site Office	**Modular, included**
Loading	**Grade-level, all bays**
Cranes	**2×5T, 1×3T, 1T jib**
Flooring	**Coated concrete**
Condo Plan	**9926574, Units 5–8**
Municipality	**Parkland County**
Possession	**Immediate / vacant**

ASKING PRICE

$2,200,000

$332 PSF on shop area

LIFTING CAPACITY — INCLUDED IN THE SALE

Four Cranes In Place

5 Ton	5 Ton	3 Ton	1 Ton
Overhead bridge crane	Overhead bridge crane	Overhead bridge crane	Jib crane

Installed lifting capacity of this depth is difficult and costly to replicate — a decisive advantage for fabrication, machining, rotating-equipment and heavy service operators.

Information contained herein has been obtained from sources believed to be reliable but is not guaranteed and should be independently verified by the purchaser. Areas are approximate. Crane capacities, condition and certification to be confirmed by the purchaser. Price and availability subject to change without notice. This is not an offer to sell.

Inside the Buildings

Crane-served shop space, coated floors and support areas



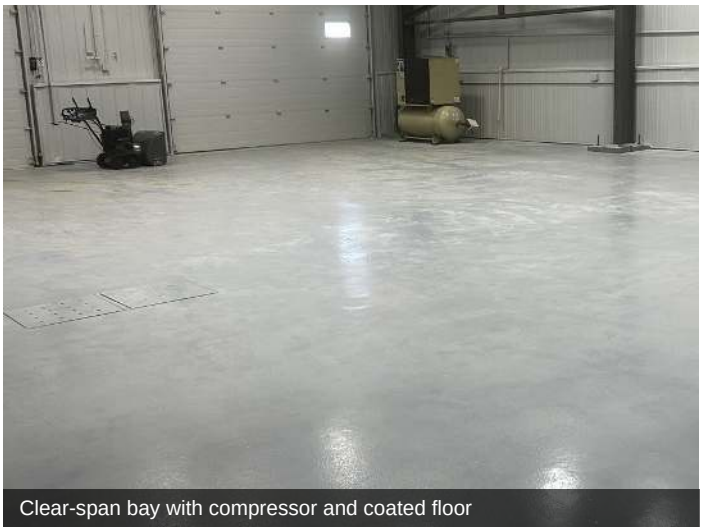
Open shop floor with 5-ton crane and mezzanine access



Twin crane runways serving the bay



Full-height overhead doors with crane coverage to the door line



Clear-span bay with compressor and coated floor



Finished service / utility room with gas-fired hot water and electrical service

Photographs taken 2026 and are representative of the premises. Equipment shown other than the cranes does not convey with the sale.

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Location & Market

Acheson Industrial Area — Parkland County, Alberta



Bright, clean bay space ready for immediate occupancy

The Acheson Advantage

10,000	200+	3.2 km	30 km
acres of industrial land	businesses in the area	west of Edmonton	to Edmonton Int'l Airport

- **Highway access:** Highways 16, 16A, 60 and 628 serve the area, connecting to the CANAMEX trade corridor running north–south to the United States and Mexico.
- **Rail:** CN main line service through Acheson, with connections to the Port of Prince Rupert.
- **Labour:** draws from a regional population base of approximately 1.5 million, with trades training through NAIT and the University of Alberta.
- **Established industrial cluster:** home to energy services, manufacturing, transportation and logistics operators — in a tightening market, with Edmonton regional industrial vacancy at 5.7%.

Ideal For

Welding & Fabrication	Machining & Rotating Equipment	Energy & Oilfield Service	Manufacturing & Heavy Trades

THE OFFERING

$2,200,000 — Vacant Possession, Cranes Included

Three buildings totalling 6,632 SF of crane-served shop space plus a modular site office, available for immediate occupancy. Two 5-ton overhead cranes, one 3-ton overhead crane and a 1-ton jib crane are included in the sale. Contact Rimrock Sales & Leasing to arrange a site tour or to discuss offer terms.

Book a tour or request additional details

Greg Condon, CPM, CCIM | Rimrock Sales & Leasing Ltd.

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Sources: Parkland County; Cushman & Wakefield Edmonton Industrial MarketBeat Q3 2025. Information believed accurate but not guaranteed — independent verification recommended.