



FOR SALE

# High Income Property with Development Potential

18226A Township Road 532, Edson, AB

**HIGHWAY 16**

**GENERATING SUBSTANTIAL INCOME**

**OWNER USER/REDEVELOPMENT SITE**

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Royce Johnson**  
Senior Associate  
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# PROPERTY HIGHLIGHTS

- Immediate access to Yellowhead Highway (Hwy. 16)
  - No road bans
  - Heavily compacted sites with fencing
- UFA Gas adjacent to site (no fueling on site)
- Legal Description: Plan 9621815, Block C
  - Site Site: 57.87 Acres
  - Building Size: 28,935 SF
  - Developed: 41.35 Acres



Owner User Opportunity

# PROPERTY HIGHLIGHTS

- Cap Rate: Based on NOI
- Contact agents for financials
  - Open to offers



Investment Opportunity

# GEOGRAPHY

## SITE LOCATION

This Property is located just west of Edson, AB and is ideally located with direct access to Yellowhead Highway leading directly to Prince Rupert, BC (West) and to Edmonton, AB (East).

## DISTANCES

- Prince Rupert: 1,247km
- Fort McMurray: 639 km
- Prince George: 529 km
- Kitimat: 1,159 Km
- Edmonton: 212 km
- Grande Prairie: 384 km
- Fort St John: 589 km
- Terrace: 1,103 km



## CONTACTS:

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