

High Income Property with Development Potential

HIGHWAY 16

GENERATING SUBSTANTIAL INCOME

OWNER USER/REDEVELOPMENT SITE

18226A Township Road 532, Edson, AB

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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

FUTURE ROAD (BRANCH CORNER ASP)

> PRIVATE ROAD ACCESS

HIGHWAY 16

Owner User Opportunity

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PROPERTY HIGHLIGHTS

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

UFA Petroleum

HIGHWAY 16



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Storm Water Pond

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Yellowhead Wood Products 28,9035 SF ±13.90 Acres

GEOGRAPHY

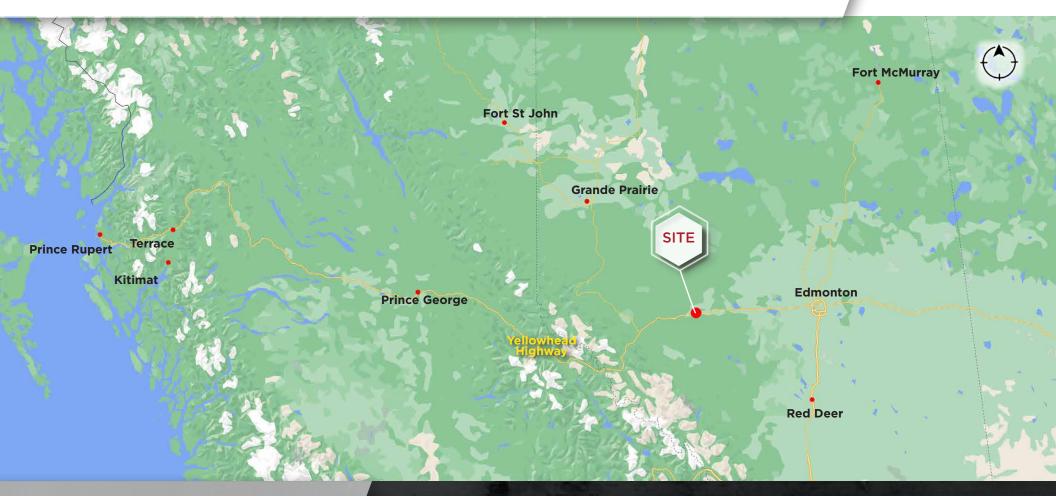
SITE LOCATION

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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