



FOR SALE

EDSON INVESTMENT OPPORTUNITY

18226A Township Road 532,
Yellowhead County, Alberta

HIGH INCOME PROPERTY WITH
DEVELOPMENT POTENTIAL

ATTRACTIVE CAP RATE

OWNER USER / DEVELOPMENT SITE

HIGHWAY 16



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PROPERTY HIGHLIGHTS

This is a rare opportunity to acquire a 57.48-acre industrial property just west of Edson, anchored by a strong operating tenant (Yellowhead Wood Products) and designed for flexible multi-tenant or subdivision use. The site includes upgraded facilities, significant developed and undeveloped yard potential, and proximity to key industrial infrastructure (Cascade Power Plant, Highway 16, and fibre-optic network).

The site does not have any road bans allowing for access year round with UFA Petroleum running adjacent to the site allowing for easy refueling off-site. Special features include a subdivision-ready, high-volume water well, fibre optics, and 5 km proximity from Cascade Power Plant.



OWNER USER OPPORTUNITY



PROPERTY DETAILS

MUNICIPAL ADDRESS	18226A TOWNSHIP ROAD 532, YELLOWHEAD COUNTY, ALBERTA
LEGAL DESCRIPTION	PLAN 9621815, BLOCK C
ZONING	ID - INDUSTRIAL DISTRICT (YELLOWHEAD COUNTY)
BUILDING SIZE	29,886 SF (MAIN), 8,593 SF MEZZANINE, 15,104 SF SHELTER
SIZE	57.87 ACRES
DEVELOPED LAND	41.35 ACRES
RESIDENTIAL HOUSE INCOME	\$750 PER MONTH
APPRAISED NOI	\$727,572
CAP RATE	10.00%
LIST PRICE	\$7,250,000
NEIGHBORING PARCEL	CAN BE SOLD SEPARATELY OR TOGETHER



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).

- 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

