FOR SALE

EDSON INVESTMENT OPPORTUNITY

18226A Township Road 532, Yellowhead County, Alberta

HIGH INCOME PROPERTY WITH DEVELOPMENT POTENTIAL

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ATTRACTIVE CAP RATE

OWNER USER / DEVELOPMENT SITE





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USHMAN & WAKEFIELD

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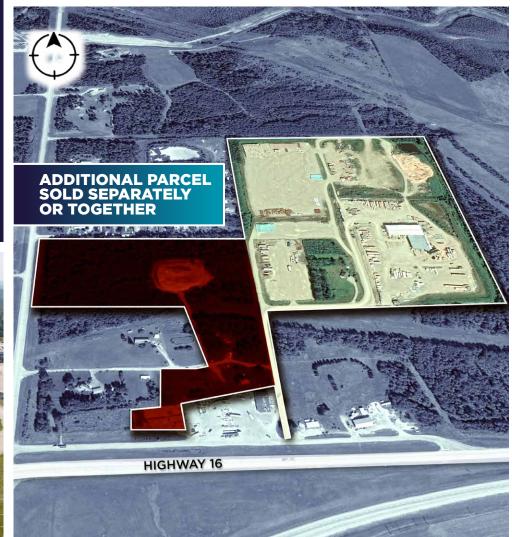
PROPERTY HIGHLIGHTS

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 offsite. Special features include a subdivision-ready, high-volume water well, fibre optics, and 5 km proximity from Cascade Power Plant.



OWNER USER OPPORTUNITY





MUNICIPAL ADDRESS

18226A TOWNSHIP ROAD 532, YELLOWHEAD COUNTY, ALBERTA

LEGAL DESCRIPTION

BUILDING SIZE

ZONING

SIZE

INCOME

PLAN 9621815, BLOCK C

ID - INDUSTRIAL DISTRICT (YELLOWHEAD COUNTY)

29,886 SF (MAIN), 8,593 SF MEZZANINE, 15,104 SF SHELTER

57.87 ACRES

41.35 ACRES

\$727,572

10.00%

\$7,250,000

\$750 PER MONTH

APPRAISED NOI

DEVELOPED LAND

RESIDENTIAL HOUSE

CAP RATE

LIST PRICE

NEIGHBORING PARCEL

CAN BE SOLD SEPARATELY OR TOGETHER



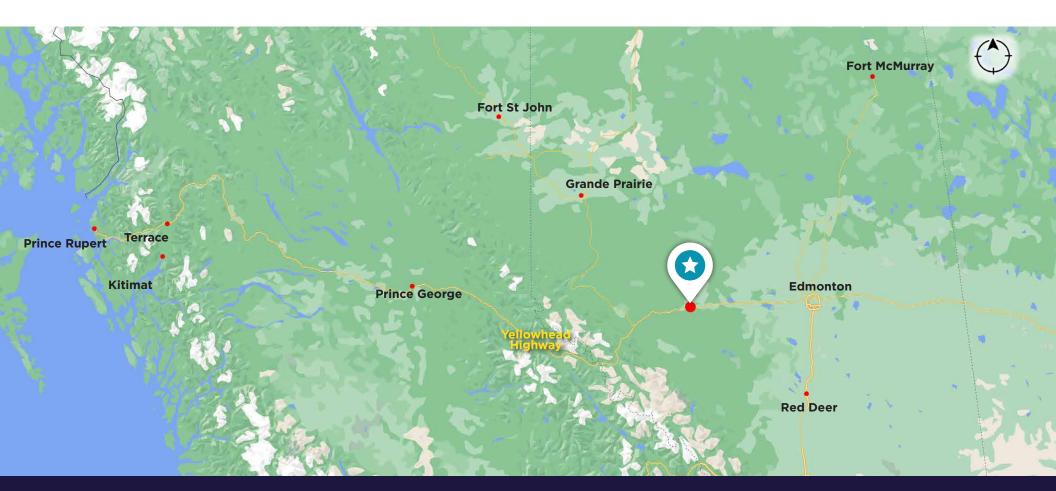


SITE LOCATION

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





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