



FOR SALE

# High Income Property Development Potential

18226A Township Road 532, Edson, AB

HIGHWAY 16

GENERATING SUBSTANTIAL INCOME

OWNER USER/REDEVELOPMENT

Cushman & Wakefield Edmonton  
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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
  - Development Potential: 25.8 Acres (±)
- Total: 83.67 Acres
- Price/Acre: \$113,541.29



Owner User Opportunity



# PROPERTY HIGHLIGHTS

- Multiple tenants in place with staggered lease terms
  - Current NOI: \$839,000
  - Cap Rate: Based on NOI
- Contact agents for financials
  - Open to offers



Nova Gas  
(TC Energy)  
±13.45  
ACRES

Mullen  
Transport  
& Dunwald  
& Flemming

GEM  
Environment  
±1 ACRE

Storm  
Water  
Pond

Yellowhead  
Wood  
Products  
28,9035 SF  
±13.90 Acres

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



ASKING PRICE  
\$9,500,000

## CONTACTS:

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