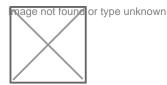


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **18226A TOWNSHIP ROAD 532 FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Edson, Alberta Listing ID: 32098

MLS ID: A2256281

\$7,250,000



- A MICHELLE PLACH
- **2** (780) 965-4662
- Honestdoor Inc.
- **2** 780-965-4662

r<u>P</u>n

18226A Township Road 532, Edson, Alberta T7E 3B3

Transaction TypeDays On MarketZoningFor Sale21ID

 Subdivision
 Building Type
 Structure Type

 NONE
 See Remarks
 Institutional

Property Type Property Sub Type Building Area (Sq. Ft.)

Commercial Industrial 29886.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

2776.48 2520817 57.87

InclusionsRestrictionsReportsCall Lister DirectlyCall ListerCall Lister

Click Brochure Link for more information\* 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. Total Size: 57.87 Acres • Developed: 41.35 Acres • Immediate access to Yellowhead Highway (Hwy. 16) • No road bans • Heavily compacted sites with fencing • UFA Gas adjacent to site (no fueling on site) Edson is conveniently located on Yellowhead Highway (Hwy. 16) with direct access to: • Edmonton - 211 km • Grande Prairie - 325 km • Prince Rupert - 1,247 km

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