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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



 **MICHELLE PLACH**

 Honestdoor Inc.
 780-965-4662

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

Transaction Type

For Sale

Days On Market

83

Zoning

ID

Subdivision

NONE

Building Type

See Remarks

Structure Type

Institutional

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

29886.00

Building Area (Sq. M.)

2776.48

Lot Size (Sq. Ft.)

2520817

Lot Size (Acres)

57.87

Inclusions

Call Lister Directly

Restrictions

Call Lister

Reports

Call 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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