

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



 **MICHELLE PLACH**

 Honestdoor Inc.
 780-965-4662

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

| | | |
|---|--|--|
| Transaction Type For Sale | Days On Market 275 | 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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.