



GRASSROOTS
REALTY GROUP

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**18226A Township Road 532
Edson, Alberta**

MLS # A2256281



\$7,250,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 29,886 sq.ft.

Zoning: ID

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 57.87 Acres

Sewer: -

Lot Feat: -

Inclusions: Call Lister Directly

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