

EDSON DATA CENTRE

BUILT-TO-SUIT OPPORTUNITY

ATTRACTIVE CAP RATE

OWNER USER / DEVELOPMENT SITE

*AI-Generated Image

18226A TOWNSHIP ROAD 532, YELLOWHEAD COUNTY, ALBERTA

HIGH POWER

FIBRE CONNECTED

SCALABLE CAMPUS POTENTIAL

PROPERTY HIGHLIGHTS

DATA CENTRE DEVELOPMENT OPPORTUNITY

This 57.87 acre site presents a rare opportunity to deliver a build-to-suit data centre campus in a strategic Western Canadian corridor.

Positioned just 5 km from the Cascade Power Plant and supported by existing fibre optic connectivity, the property is ideally suited for high-performance computing, AI infrastructure, or hyperscale deployment.

The site offers:

- Significant developed and undeveloped land for phased expansion
- No road bans, ensuring uninterrupted year-round access
- Subdivision-ready infrastructure, allowing for multi-building campus configuration
- Immediate access to Highway 16, enabling efficient logistics and servicing

OWNER/USER OPPORTUNITY





FIBRE INTERNET

Main Fibre Trunk running along site



**NATURAL
GAS LINE
IN CLOSE
PROXIMITY**



AREA

Large-scale land assembly for phased growth
Low-density location ideal for secure operations



POWER

Close proximity to Cascade Power
Plant – 5 km

INFRASTRUCTURE ADVANTAGES

**POWER.
LAND.
CONNECTIVITY.
SCALE.**

PROPERTY DETAILS

MUNICIPAL ADDRESS	18226A TOWNSHIP ROAD 532, YELLOWHEAD COUNTY, ALBERTA
LEGAL DESCRIPTION	PLAN 9621815, BLOCK C
ZONING	ID - INDUSTRIAL DISTRICT (YELLOWHEAD COUNTY)
BUILDING SIZE	29,886 SF (MAIN), 8,593 SF MEZZANINE, 15,104 SF SHELTER
SIZE	57.87 ACRES
DEVELOPED LAND	41.35 ACRES
RESIDENTIAL HOUSE INCOME	\$750 PER MONTH
APPRAISED NOI	\$727,572
CAP RATE	10.00%
LIST PRICE	\$7,250,000
NEIGHBORING PARCEL	CAN BE SOLD SEPARATELY OR TOGETHER



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).

- **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

