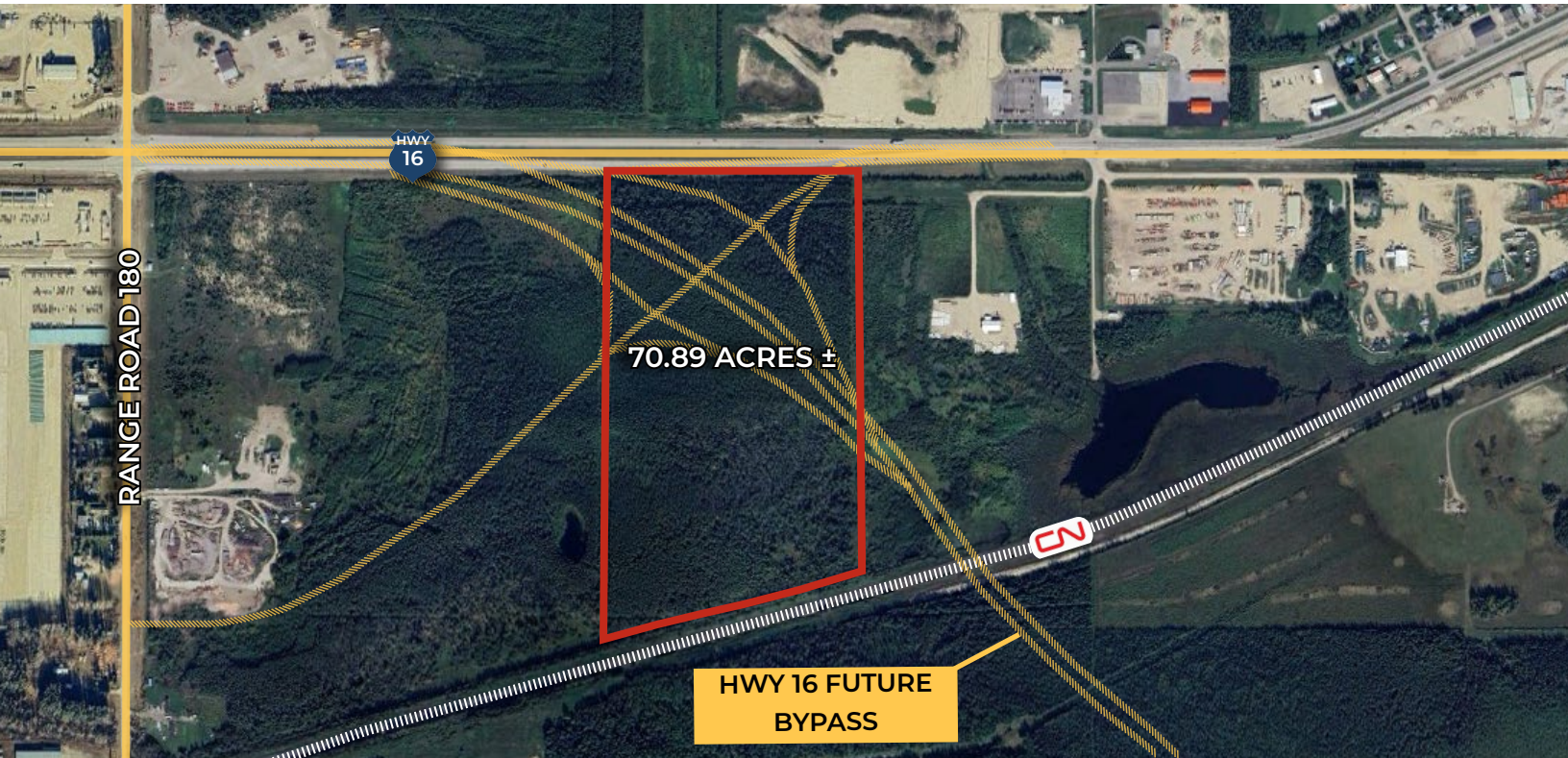


# FOR SALE

## PRIME HIGHWAY ORIENTED COMMERCIAL & INDUSTRIAL DEVELOPMENT LAND

Edson, AB



### Strategic Highway 16 Corridor Opportunity

Strategically located within the Edson West ASP, this 70.89 acre site is uniquely positioned to benefit from the planned realignment of Highway 16, which is expected to run directly through the property, creating exceptional exposure and access along one of Alberta's busiest transportation corridors. This anticipated highway alignment significantly enhances the site's suitability for high visibility, highway oriented commercial and light industrial uses catering to both regional traffic and the local market. The property also backs directly onto the CN Rail line, further supporting a range of industrial and logistics opportunities. The site will be cleared of trees, offering a clean, development ready parcel.

#### **TYLER WEIMAN, SIOR**

Partner, Associate

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#### **JOANNA LEWIS**

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# Property Location | 70.89 Acres ± Edson Development Land



## Highway 16 Corridor

Highway 16 through Edson is slated for long term corridor upgrades and rehabilitation, reinforcing the opportunity for modern, interchange oriented development. With average summer daily traffic volumes of approximately 9,900 vehicles, the corridor provides consistent exposure and access, supporting sustained demand for highly visible commercial and industrial uses.

## Property Details & Financials

MUNICIPAL ADDRESS	Edson, AB
LEGAL DESCRIPTION	5; 17; 53; 7; NE
CURRENT ZONING	UR ( <a href="#">Urban Reserve</a> )
PROPOSED ZONING	Business Commercial/Light Industrial
AREA STRUCTURE PLAN	<a href="#">Edson West</a>
SITE SIZE	70.89 acres ±
SALE PRICE	<b>\$2,400,000</b>
PROPERTY TAXES	\$644.10/annum (2025)
OFFSITE LEVIES	TBD



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# For Sale | 70.89 Acres ± Edson Development Land



The *Edson West Area Structure Plan* envisions a mix of highway-oriented business, commercial, and light industrial uses within this corridor.

Key features include:

- Highly visible development along Highway 16
- Strong gateway presence on the west side of Edson
- Connectivity to the Highway 47 interchange and a planned future west-side interchange

## Edson Demographics (2024)



Population  
**8,374**



Average Age  
**39**



Average Household  
Income  
**\$99,000**



Labour Force  
**4,625**

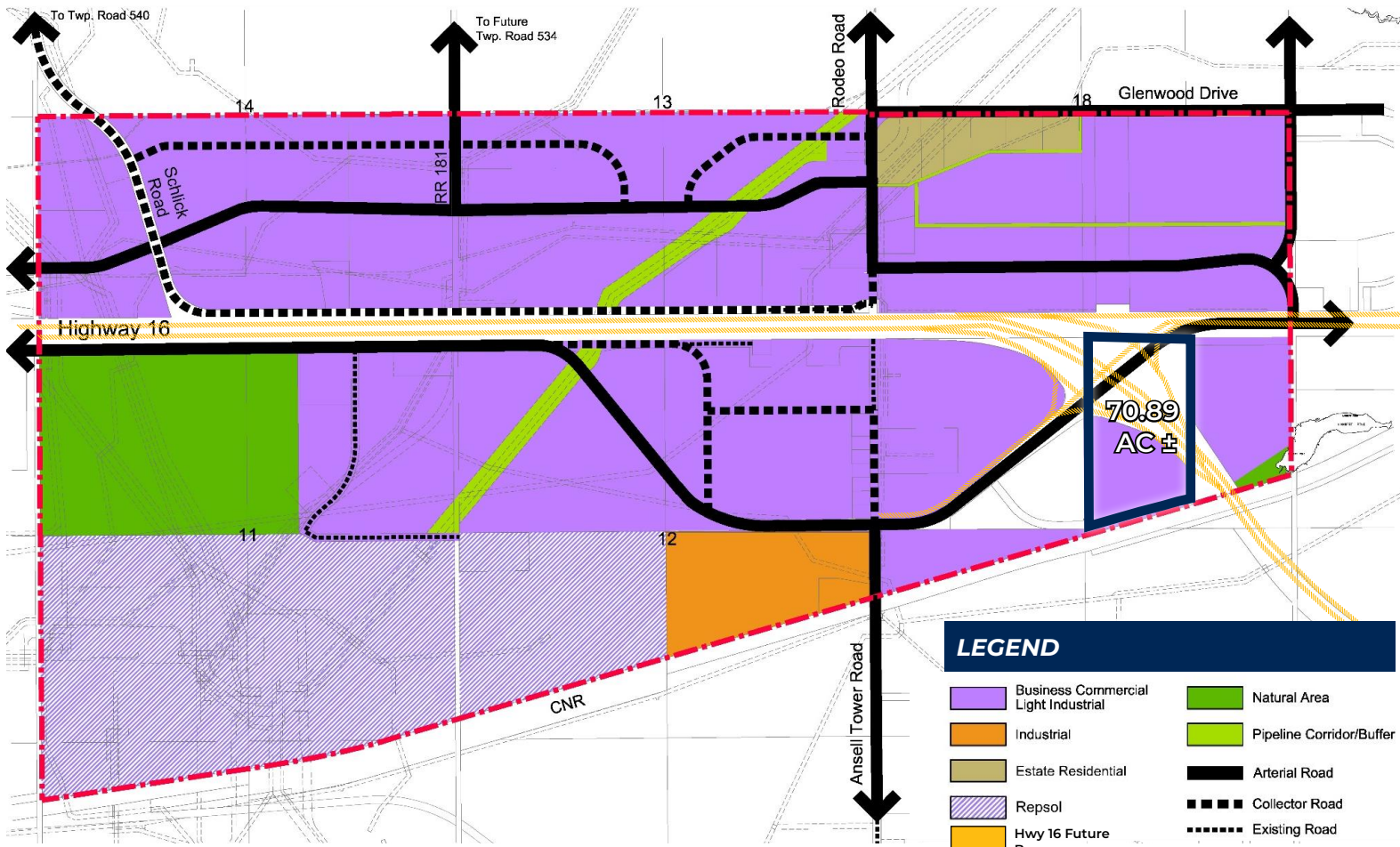


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# Land Use Concept Map | 70.89 Acres ± Edson Development Land



## Potential uses within the Business Commercial/Light Industrial framework make this site ideal for:

- Gas stations and cardlocks
- Highway commercial services
- Equipment sales and service
- Warehousing and light industrial operations
- Service commercial and contractor yards



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## Tyler Weiman, SIOR Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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