

FOR SALE

REMAINING DEVELOPMENT AREA

INDOOR STORAGE DEVELOPMENT OPPORTUNITY

27209 TOWNSHIP ROAD 532A,
PARKLAND COUNTY, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Adam Martinson
Partner
780 909 3675
adam.martinson@cwedm.com

Mark Bowman
Associate
780 993 3783
mark.bowman@cwedm.com

THE OPPORTUNITY

Boys With Toys Storage presents a rare opportunity to acquire and scale a purpose-built, premium indoor storage development located in Parkland County, Alberta. The project is fully rezoned for storage, with Phase One constructed and sold, and significant underground infrastructure already in place—positioning investors to efficiently develop remaining phases with minimal entitlement risk. With rising demand for secure, heated storage driven by recreational vehicle ownership and limited competing supply, this asset offers compelling long-term development upside.

Investors benefit from a flexible business model that allows future phases to be developed and sold as individual condominium units, built and held as income-producing rental units, or executed as a hybrid strategy—combining unit sales with a stabilized rental portfolio to optimize cash flow, returns, and exit optionality.

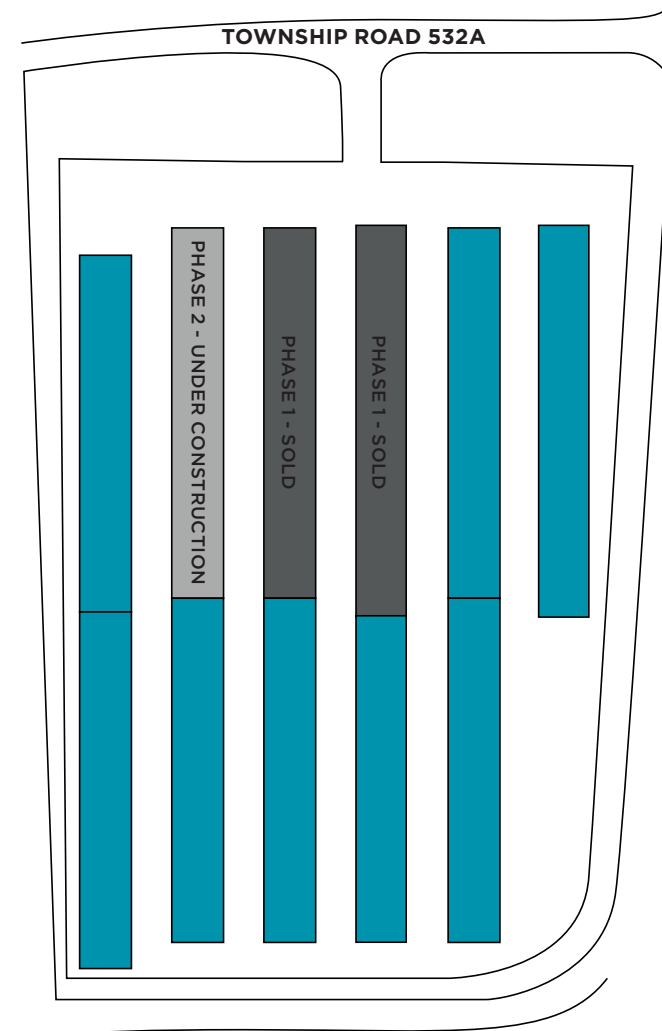


INVESTMENT HIGHLIGHTS

- Site Area - 13.52 Acres
- Remaining Developable Area - 9.53 Acres
- Phase 1 complete - 40 condominium units constructed and sold
- Capacity for an additional 152 units (212 units in total)
- Property fully rezoned to Commercial after 4-year approval process
- Development permit secured for future phases
- Fully serviced site with underground infrastructure in place

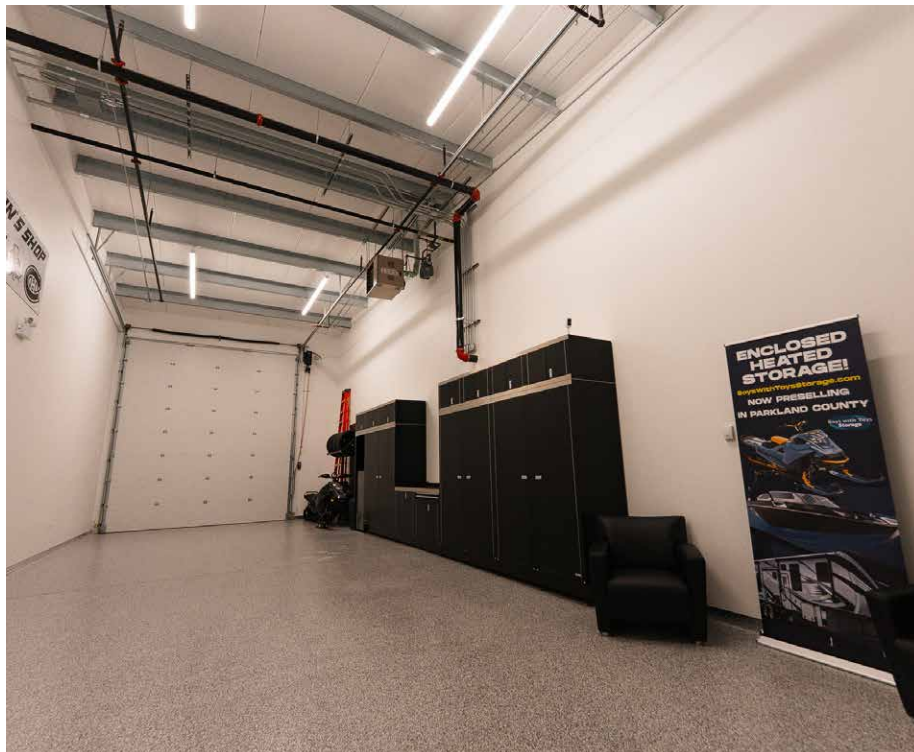
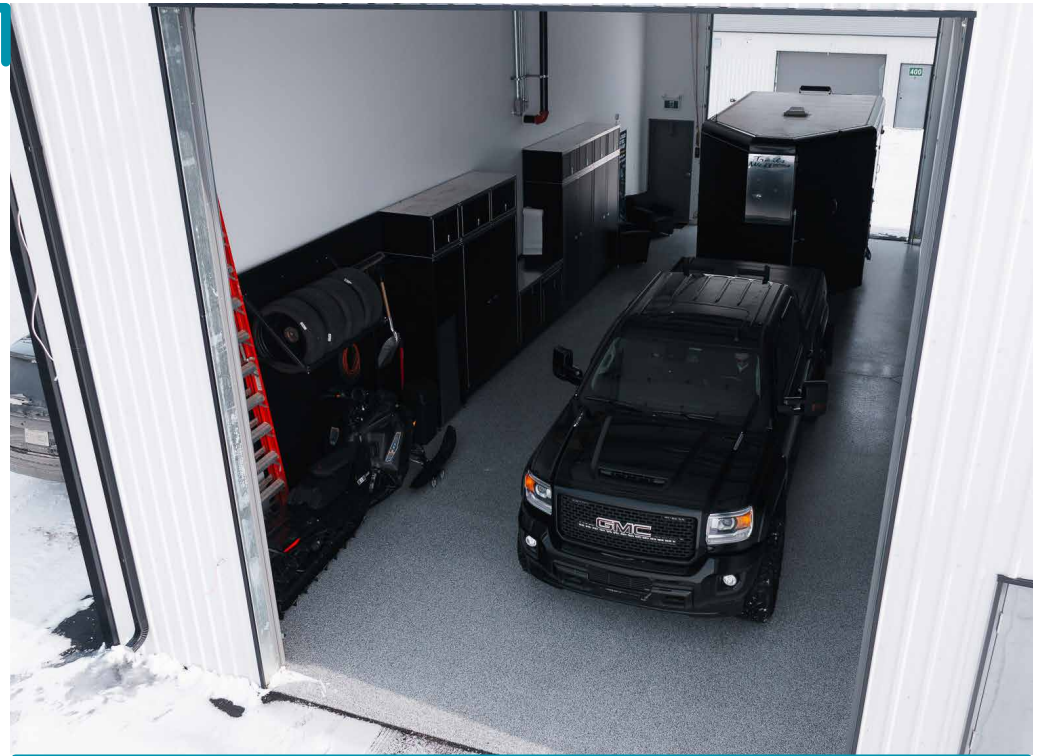


SITE PLAN



FACILITY FEATURES

- Steel-frame construction on concrete pads
- Durable metal exterior
- Secure perimeter fencing and surveillance cameras
- Gated facility with 24/7 fob access
- On-site office and common washroom facilities
- Full-time property management



UNIT SPECIFICATIONS

- Size - 1,000 SF (20'x50')
- Ceiling Height - 18'
- Loading - (2) 14'x16' powered grade level doors with drive-thru access
- Heating - Overhead unit heaters
- Lighting - LED
- Interior - Drywalled and painted
- Utilities- individually metered

INVESTMENT SUMMARY



\$9,995,000.00



Substantial Profit Opportunity

Given the flexible development structure, financial performance will vary depending on the chosen strategy. Detailed financials, pro forma scenarios, and supporting assumptions are available upon execution of a confidentiality agreement. For full access to financial materials, please contact the listing agent directly.

INVESTMENT RATIONALE

- **Entitlement certainty:** Rezoning, servicing, and approvals already completed
- **High-demand asset class:** Secure, heated indoor storage with limited competing supply
- **Operational flexibility:** Ability to tailor development pace and strategy to market conditions
- **Multiple exit strategies:** Individual unit sales, stabilized rental portfolio, or portfolio disposition
- **Barriers to entry:** Scarcity of comparable entitled sites supports long-term value



UPSIDE SCENARIOS

UNIT SALE STRATEGY

- Develop and sell individual condominium storage units
- Generates near-term liquidity
- Proven demand validated by Phase 1 sell-out

BUILD-AND LEASE STRATEGY

- Retain units as income producing rental inventory
- Supports attractive stabilized yields and long-term cash flow
- Potential future exit via portfolio sale

HYBRID STRATEGY

- Retain units as income-producing rental inventory
- Supports attractive stabilized yields and long-term cash flow
- Potential future exit via portfolio sale

The ability to shift between sales and leasing strategies over time provides a level of downside protection and upside optionality rarely available in comparable storage developments.



DEMOS



3,118
POPULATION
Within 1 KM

29,370
POPULATION
Within 3 KM

47,084
POPULATION
Within 5 KM



\$148,344
AVG. INCOME
Within 1 KM

\$147,703
AVG. INCOME
Within 3 KM

\$141,476
AVG. INCOME
Within 5 KM



1,151
HOUSEHOLDS
Within 1 KM

10,123
HOUSEHOLDS
Within 3 KM

16,541
HOUSEHOLDS
Within 5 KM





YELLOWHEAD HIGHWAY (49,550 VPD 2024)

REMAINING DEVELOPMENT AREA

CENTURY ROAD (18,401 VPD 2024)

SPRUCE GROVE

HIGHWAY 16A

AERIAL VIEW

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