

\$1,799,000
8.8% CAP RATE



(AFN Ltd.)
A. Bhanji & Associates

EXCELLENT INVESTMENT OPPORTUNITY

STOR-ALL SIZE STORAGE

6539 - 22 Avenue Edson, Alberta



Property Highlights

- Well established local self storage business located in Edson, Alberta
- 154 self-storage units located on 2.29 Acres of M1B zoned land with house/office on site
- Prime location on busy road with large list of repeat customers
- Outside RV Storage and fenced compound with security lighting on buildings
- Upside to add an additional 19,000 SF of storage buildings

Location Information

Edson is a town in west-central Alberta, Canada. It is located in Yellowhead County, 207 kilometres (128.62 mi) west of Edmonton, at the intersection of Yellowhead Highway and Highway 47. In 2006, Edson had a population of 8,365 living in 3,230 dwellings, a 6.8% increase from 2001.

The main sources of income are resource based (coal, natural gas, lumber, and building products). There have been substantial changes in Edson since the 2001 census. The increasing price of gas and oil has brought boom times to this town, with a commensurate increase in population (close to 8,500 as of early 2008), a higher median family income, and very high increases in private dwelling values.



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

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Location Map



Property Fundamentals

Land Size:	2.29 Acres
Building Sizes:	(4) 30' x 120' Steel (1) 20' x 110' Steel (2) 30' x 80' Steel (1) 20' x 45' Wood (4) 10' x 40' Portable (Skids) Steel (1) Small office storage Wood
Year Built:	1991
Home/Office:	1998 16' x 76' Ridgewood Mobile Home with and 18' x 20' Office addition and 6' covered deck
Revenue:	\$191,281 (2008)
Net Income:	\$157,842 (2008)
Cap Rate:	8.8%
Site Plans:	Full layout available
Financials:	Detailed financials available
Price:	\$1,799,000

For more information about this listing, or other listings, please contact:

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