100MW On-Grid Data Center RTB Development Site



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100MW On-Grid Data Center RTB Development Site

A shovel-ready data center development opportunity offering **100MW of immediately available on-grid power** on a **20-acre parcel**. The site is pre-designed for modular infrastructure and targeted at high-density compute applications, including Artificial Intelligence (AI), High-Performance Computing (HPC), hyperscale cloud facilities, and digital asset mining. By eliminating standard multi-year utility interconnection delays, the site provides a rapid route to energization and operation.

TARGET PRICE
$45,000,000

GROSS REVENUE
$78,000,000

EBITDA
$70,000,000

BUSINESS TYPE
Data Centers

COUNTRY
Canada

BUSINESS ID
L#20261130

Key Asset & Commercial Terms

Parameter	Details
Power Capacity	100MW (Immediate on-grid availability)
Power Rate	$0.07 / kWh
Land Area	20 acres
Site Plan	Designed for 100MW modular data center infrastructure
Land Tenure	99-year long-term lease
Development Status	Ready for immediate development & energization
Included CapEx	**$10,000,000 substation transformer** included in the purchase price

Key Investment Highlights

- **Immediate Speed-to-Market:** Access to energized large-scale grid capacity significantly bypasses standard queue times for power allocation and transmission buildout.
- **Long-Term Site Control:** Secured under a 99-year lease structure, supporting extended institutional holding periods and multi-phase deployments.

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- **Pre-Funded Major Infrastructure:** The inclusion of the $10M substation transformer directly offsets initial capital expenditure and mitigates long-lead equipment procurement risk.

- **Competitive Operating Costs:** An on-grid power tariff of $0.07/kWh ensures attractive operational cost profiles for high-load workloads.

Technical documentation, engineering layouts, and due diligence packages are available upon request for qualified buyers.

Metric	Model A: Wholesale AI / Hyperscale Colocation (Triple-Net / NNN)	Model B: Powered Shell / Infrastructure
Description	Turnkey data center facility; tenant pays base rent + pass-through power	Long-term lease of powered land, trans shell structure
Pricing Benchmark	$130 – $165 per kW / month (base capacity rent, power passed through)	$45 – $65 per kW / month (pure infrastr capacity lease)
Annual Gross Revenue	**$156M – $198M**	**$54M – $78M**
Estimated EBITDA Margin	**65% – 75%**	**85% – 92%**
Estimated Annual EBITDA	**$105M – $145M**	**$48M – $70M**
Estimated Development CapEx Required	High ($700M – $900M+ for turnkey modular buildout)	Low–Moderate ($80M – $150M for site d shell)

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- Fluctuations in local and national power markets, regulatory tariffs, and utility interconnection rules.

- Variations in construction timelines, supply chain availability, and capital expenditure costs for modular, powered-shell, or turnkey builds.

- Shifting demand, pricing dynamics, and vacancy rates in the data center, AI/HPC, and cloud infrastructure sectors.

- Macroeconomic factors, including interest rates, tax laws, and general financing market conditions.

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