

\$2,300,000 - 7086 1a Avenue, Edson

MLS® #A2172770

\$2,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 26.46 Acres

Edson, Edson, Alberta

Spacious 26.46 acre commercial/industrial property located in the West end of Edson with excellent highway access and exposure! The main floor of the 3 bay shop is 5500 sq ft with 18' ceilings, and consists of the shop area with two 16' overhead doors, office area, 2 piece washroom, storage room, plus a drive thru wash bay on the East side with 14' overhead door. The second floor features a kitchen, 4 piece bathroom, and large locker room. Property also boasts a 1600 sq.ft. office building with full basement, 25' x 30' double detached garage (newer shingles on building and garage), quonset, and an enormous gravelled yard for parking heavy equipment or whatever your company needs. Property is wired for three-phase power to the shop and has full security system. Environmental study was completed in 2013 and seller may consider leasing this property for \$9500 per month triple net (MLSA2177463) or \$7500 per month if tenant doesn't need to use the office building and garage that is currently rented out. Ready for a new business!

Built in 2003

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2172770 |
| Price | \$2,300,000 |
| Bathrooms | 0.00 |
| Acres | 26.46 |



| | |
|------------|------------|
| Year Built | 2003 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 7086 1a Avenue |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1V4 |

Amenities

| | |
|-----------|-------------------|
| Amenities | Dog Park, Dog Run |
|-----------|-------------------|

Exterior

| | |
|-----------------|---------------|
| Lot Description | Irregular Lot |
|-----------------|---------------|

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 12th, 2024 |
| Days on Market | 228 |
| Zoning | BI-1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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