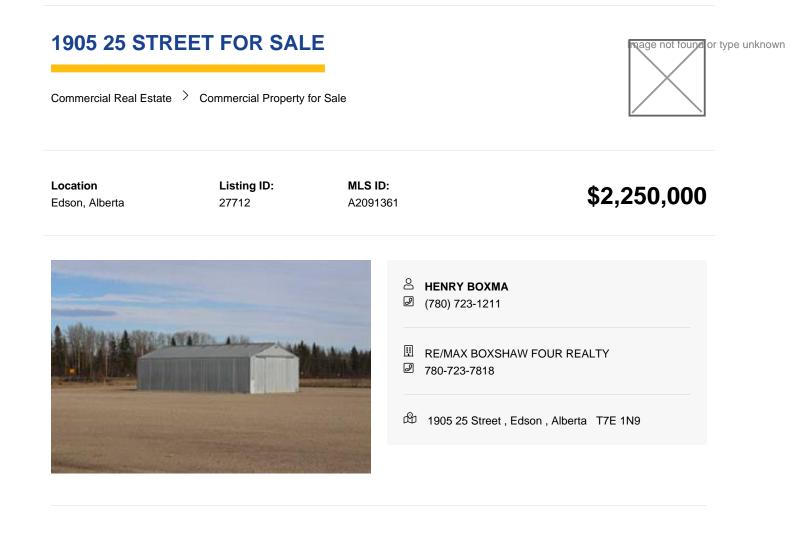


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Transaction Type For Sale

Zoning BI-2 - Business Industria

Year Built 2007

Property Sub Type Industrial

Lot Size (Sq. Ft.) 2798294

Roof Metal

Restrictions None Known Title Fee Simple

Subdivision NONE

Structure Type Industrial

Building Area (Sq. Ft.) 3200.00

Lot Size (Acres) 64.24

Access to Property Direct Access,Paved Road

Reports None Days On Market 668

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. M.) 297.29

Construction Type Metal Siding

Inclusions N/A

64.24 acres in Edson Town limits zoned BI-2 - Business Industrial Major on dangerous good route. Includes the shop and compound graveled with a chain link fenced area of approximately 8.5 aces. Balance of land open in natural grass. Property bordered with pavement on 2 sides by highway 748 and 25th. street and railway tracks to the south. All town services across the street. Shop was and can still be heated by propane. Power on the property. Underground power to the shop. Septic holding tank located by small shed on east side of the compound.

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