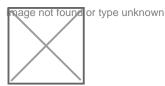


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7323 1A AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Edson, Alberta Listing ID: 28183

MLS ID: A2140230

\$16



- SHARON HAWBOLDT
- **(780)** 712-9122
- □ CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 7323 1A Avenue, Edson, Alberta T7E 0A1

Transaction Type Title Days On Market

For Lease Fee Simple 370

 Lease Amount
 Lease Frequency
 Lease Term

 16.00
 Monthly
 Negotiable

16.00 Monthly Negotiable

SubdivisionBuilding TypeYear BuiltNONECommercial Mix1996

Structure TypeProperty TypeProperty Sub TypeIndustrialCommercialIndustrial

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

12096.00 1123.75 1156953

Lot Size (Acres)Construction TypeRoof26.56Metal Frame, Metal SidingMetal

Foundation Heating Access to Property

Poured Concrete, Slab

Accessible to Major Traffic Route, Airport

Natural Gas, Radiant

Nearby

InclusionsRestrictionsReportsNoneNone KnownNone

FOR LEASE!! This 12,000+- sq/ft Commercial/Industrial Building is located on the West side of the Town of Edson, 2 klms from Downtown with great exposure bordering Hwy 16 East. The property includes an 8000 sq foot shop space consisting of 6 - 24x50 BAYS w/ 14ft doors, 16ft ceiling height at the doors and 19 in the center, plus an additional 19x168 drive through back bay. In addition to the shop, there are 4 offices, a front reception area, lunchroom, 3 bathrooms and a large open boardroom area on the 2nd level with a separate office and mezzanine area! This property is securely fenced with plenty of parking, power outlets along the back of the building, used oil containment available, overhead radiant heat and has up to a 26 acre well packed gravel yard space available for additional cost.

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