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7323 1A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta



Listing ID:
28559


MLS ID:
A2161058

\$3,400,000



 **SHARON HAWBOLDT**
 (780) 712-9122

 **CENTURY 21 TWIN REALTY**
 780-723-3100

 7323 1A Avenue , Edson , Alberta T7E 0A1

Transaction Type For Sale	Title Fee Simple	Days On Market 369
Zoning B1-1 - Business Industria	Subdivision NONE	Building Type Commercial Mix
Year Built 1996	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 14083.55	Building Area (Sq. M.) 1308.39
Lot Size (Sq. Ft.) 1156953	Lot Size (Acres) 26.56	Construction Type Metal Frame,Metal Siding
Roof Metal	Foundation Poured Concrete,Slab	Heating Natural Gas,Radiant
Access to Property Accessible to Major Traffic Route,Airport Nearby	Inclusions None	Restrictions None Known
Reports Aerial Photos,Floor Plans		

14,000+- sq/ft Commercial/Industrial Building on 26 acres located on the West side of the Town of Edson, 2 klms from Downtown with great exposure bordering Hwy 16 East. The property includes a 12,000 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 a 26 acre well packed gravel yard space to accommodate heavy trucks and equipment. This property also houses a 1994 3-bedroom, 2-bathroom mobile home set up to accommodate surveillance for the maintenance, security and safety of the primary establishment.

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