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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

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☑ CENTURY 21 TWIN REALTY

2 780-723-3100

7323 1A Avenue, Edson, Alberta T7E 0A1

Transaction Type

For Sale

Zoning

B1-1 - Business Industria

Year Built

1996

Property Sub Type

Industrial

Lot Size (Sq. Ft.)

1156953

Roof

Metal

Access to Property

Accessible to Major Traffic Route, Airport

Nearby

Reports

Aerial Photos, Floor Plans

Title

Fee Simple

Subdivision

NONE

Structure Type

Industrial

Building Area (Sq. Ft.)

14083.55

Lot Size (Acres)

26.56

Foundation

Poured Concrete, Slab

Inclusions

None

Days On Market

430

Building Type

Commercial Mix

Property Type

Commercial

Building Area (Sq. M.)

1308.39

Construction Type

Metal Frame, Metal Siding

Heating

Natural Gas, Radiant

Restrictions

None Known

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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