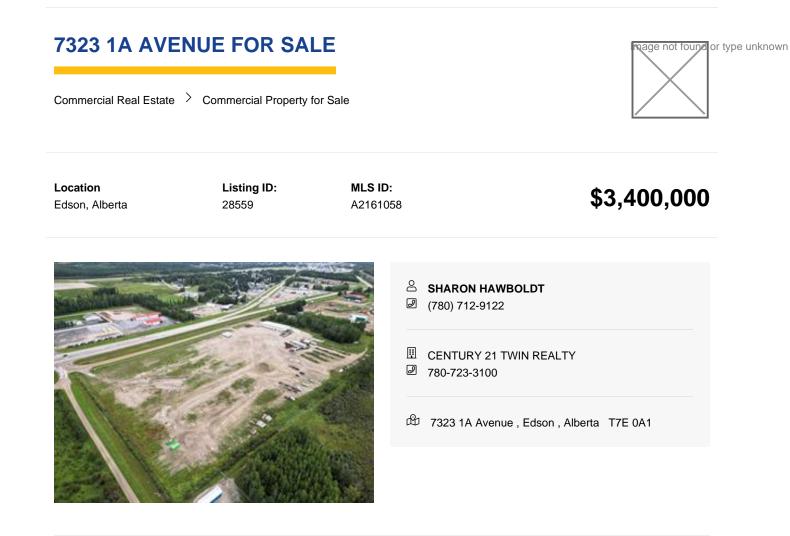


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Transaction Type For Sale

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 369

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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