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7086 1A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
28789


MLS ID:
A2172770

\$2,300,000



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

 7086 1A Avenue , Edson , Alberta T7E 1V4

Transaction Type For Sale	Days On Market 197	Zoning BI-1
Subdivision Edson	Year Built 2003	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 5500.00
Building Area (Sq. M.) 510.96	Lot Size (Sq. Ft.) 1152597	Lot Size (Acres) 26.46
Electric 100 Amp Service, Single Phase	Lot Features Irregular Lot	Inclusions N/A
Restrictions None Known	Reports Aerial Photos	

Spacious 26.46 acre commercial/industrial property located in the West end of Edson with excellent highway access and exposure! The main floor of the 3 bay shop is 5500 sq ft with 18' ceilings, and consists of the shop area with two 16' overhead doors, office area, 2 piece washroom, storage room, plus a drive thru wash bay on the East side with 14' overhead door. The second floor features a kitchen, 4 piece bathroom, and large locker room. Property also boasts a 1600 sq.ft. office building with full basement, 25' x 30' double detached garage (newer shingles on building and garage), quonset, and an enormous gravelled yard for parking heavy equipment or whatever your company needs. Property is wired for three-phase power to the shop and has full security system. Environmental study was completed in 2013 and seller may consider leasing this property for \$9500 per month triple net (MLSA2177463) or \$7500 per month if tenant doesn't need to use the office building and garage that is currently rented out. Ready for a new business!

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