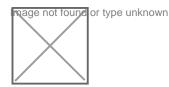


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7086 1A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 28789

MLS ID: A2172770

\$2,300,000



- A RHODA HAUK
- **(780)** 712-6962
- ☑ CENTURY 21 TWIN REALTY
- **2** 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

Industrial

Building Area (Sq. Ft.) 5500.00

Building Area (Sq. M.)

100 Amp Service, Single Phase

510.96

Lot Size (Sq. Ft.)

Property Sub Type

1152597

Lot Size (Acres) 26.46

Electric

Lot Features

Irregular Lot

Inclusions

N/A

Restrictions

Reports

None Known **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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.