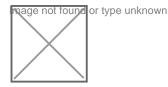


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 308 56 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Edson, Alberta Listing ID: 31181 MLS ID: A2236021

\$1,450,000



- A KAREN SPENCER-MILLER
- **(780)** 723-3100
- □ CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 308 56 Street , Edson , Alberta T7E 1L6

**Transaction Type Days On Market** Zoning For Sale 63 C2 **Building Type** Subdivision Year Built Commercial Mix,Office NONE 1979 Building, Warehouse **Structure Type Property Type Property Sub Type** Industrial Commercial Industrial Legal Plan **Building Area (Sq. Ft.)** Building Area (Sq. M.) 8021334 10501.00 975.57 Lot Size (Sq. Ft.) Lot Size (Acres) **Construction Type** 59242 1.36 Brick, Metal Frame, Metal Siding Roof **Foundation** Electric 400 Amp Service, Three Phase Metal **Poured Concrete Access to Property** Heating Accessible to Major Traffic Route, Airport Cooling Overhead Heater(s), Forced Air, Natural Nearby, Other, Major Shopping Central Air Gas, Radiant Nearby, On Major Traffic Route, Paved Road, Public Reports Inclusions Restrictions Aerial Photos, Environmental Phase

This industrial building, situated on 1.39 acres in the Town of Edson, offers 10,729 sq ft of leasable space, making it an excellent opportunity for businesses seeking a strategically located facility. With great visibility to Hwy 16 and zoned C-2 Service Commercial, the property is ideal for a wide range of business uses. The building includes approximately 2,760 sq ft of office space, featuring a spacious reception area, 8 private offices, two boardrooms/staff meeting rooms, and two washrooms. The shop area offers 5 bays, each with 14 ft automatic doors, including one dedicated wash bay. Additional shop amenities include a staff room, foreman's office, parts rooms, a laundry room with full hookups and a wash sink, a private washroom, and mezzanine storage. Modern upgrades throughout the building include a 400-amp service with three-phase power, two newly installed furnaces with overhead vents, and air conditioning in the office area. The roof was recently upgraded, and the property is equipped with air compressor lines running throughout the shop. For parking, ample space is available for staff, and a fenced compound with secure parking leads directly to the shop bays, providing convenience for company vehicle storage. Recent updates also include new concrete aprons under the shop doors and improved drainage in the back alley, with a newly installed concrete swale. Whether you're looking for a space to expand your business or a strong investment opportunity, this property offers long-term potential for growth and returns.

1.Floor Plans

None Known

None

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