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308 56 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
31181

MLS ID:
A2236021

\$1,450,000



 **KAREN SPENCER-MILLER**
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 **CENTURY 21 TWIN REALTY**
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 308 56 Street , Edson , Alberta T7E 1L6

Transaction Type For Sale	Days On Market 63	Zoning C2
Subdivision NONE	Building Type Commercial Mix,Office Building,Warehouse	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8021334	Building Area (Sq. Ft.) 10501.00	Building Area (Sq. M.) 975.57
Lot Size (Sq. Ft.) 59242	Lot Size (Acres) 1.36	Construction Type Brick,Metal Frame,Metal Siding
Roof Metal	Foundation Poured Concrete	Electric 400 Amp Service,Three Phase
Cooling Central Air	Heating Overhead Heater(s),Forced Air,Natural Gas,Radiant	Access to Property Accessible to Major Traffic Route,Airport Nearby,Other,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public
Inclusions None	Restrictions None Known	Reports Aerial Photos,Environmental Phase 1,Floor Plans

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.

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