

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 LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Edson, Alberta Listing ID: 31193

MLS ID: A2199105

\$14.50



- 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

For Lease 123 14.50

Lease FrequencyZoningSubdivisionMonthlyC2NONE

Lease Amount

inionally 32 Honz

Building Type
Commercial Mix,Office
Building,Warehouse

Year Built
1979
Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial8021334

 Building Area (Sq. Ft.)
 Building Area (Sq. M.)
 Lot Size (Sq. Ft.)

 10501.00
 975.57
 59242

Lot Size (Acres)Construction TypeRoof1.36Brick,Metal Frame,Metal SidingMetal

FoundationElectricCoolingPoured Concrete400 Amp Service, Three PhaseCentral Air

Poured Concrete 400 Amp Service, Three Phase

Heating Accessible to Major Traffic Route, Airport Inclusions

Overhead Heater(s),Forced Air,Natural Nearby,Other,Major Shopping

Gas,Radiant Nearby,On Major Traffic Route,Paved

None

Road, Public

RestrictionsReportsNone KnownFloor Plans

This well-appointed industrial building is available for lease and offers 10,729 square feet of functional space on 1.39 acres within the Town of Edson. With excellent exposure to Highway 16 and C-2 Service Commercial zoning, the property is well-suited for a wide range of business operations. The space includes approximately 2,760 square feet of finished office area, complete with a large reception area, eight private offices, two boardrooms or staff meeting rooms, and two washrooms—ideal for businesses that require both administrative and operational space under one roof. The attached shop features five bays, each with 14-foot automatic overhead doors, including one dedicated wash bay. The shop also includes a staff room, foreman's office, parts rooms, a laundry area with full hookups and wash sink, a private washroom, and mezzanine storage to support daily operations. Recent upgrades throughout the building enhance functionality and comfort, including a 400-amp electrical service with three-phase power, two new furnaces with overhead venting, and air conditioning in the office area. The roof has recently been updated, and air compressor lines are installed throughout the shop. The exterior of the property offers ample on-site parking and a secure, fenced compound with direct access to the shop bays—ideal for company vehicles or equipment storage. Additional site improvements include new concrete aprons in front of the shop doors and a newly installed concrete swale to improve drainage at the rear of the property. This property presents a prime leasing opportunity for businesses seeking a well-located, fully serviced facility with flexible space and modern upgrades.

**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.