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308 56 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Edson, Alberta



Listing ID:
31193

MLS ID:
A2199105

\$14.50



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 **CENTURY 21 TWIN REALTY**
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 308 56 Street , Edson , Alberta T7E 1L6

Transaction Type For Lease	Days On Market 59	Lease Amount 14.50
Lease Frequency Monthly	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 Floor 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.

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