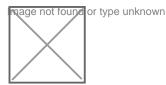


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308 56 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Edson, Alberta Listing ID: 31193

MLS ID: A2199105

\$14.50



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

Transaction Type Days

For Lease

Lease Frequency

Monthly

Building Type

Commercial Mix,Office Building,Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

10501.00

Lot Size (Acres)

1.36

FoundationPoured Concrete

Heating

Overhead Heater(s),Forced Air,Natural

Gas,Radiant

Restrictions
None Known

Days On Market

1

Zoning C2

Year Built

1979

Property Sub Type

Industrial

Building Area (Sq. M.)

975.57

Construction Type
Brick, Metal Frame, Metal Siding

Electric 400 Amp Service, Three Phase

Access to Property

Accessible to Major Traffic Route, Airport Nearby, Other, Major Shopping

Nearby, On Major Traffic Route, Paved

Road, Public

Reports Floor Plans **Lease Amount**

14.50

Subdivision

NONE

Structure Type

Industrial

Legal Plan

8021334

Lot Size (Sq. Ft.)

59242

Roof Metal

Cooling

Central Air

Inclusions

None

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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