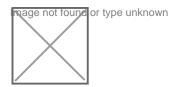


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 317 RODEO ROAD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location** Edson, Alberta Listing ID: 31318

MLS ID: A2239341

\$17,000



△ LORI GELMICI-HANNI

**(780)** 723-8177

■ ROYAL LEPAGE EDSON REAL ESTATE

**3** 780-723-3186

🖄 317 Rodeo Road , Edson , Alberta T7E 0B6

**Transaction Type** 

For Lease

**Days On Market** 

17000.00

Lease Frequency

**Property Sub Type** 

Monthly

Subdivision

NONE

145

**Building Type** 

**Property Type** 

Lease Amount

Mixed Use

Year Built

2013

Structure Type Industrial

Commercial

Building Area (Sq. Ft.)

9053.00

Building Area (Sq. M.)

841.04

**Inclusions** 

N/A

Mixed Use

Restrictions
Landlord Approval

Reports None

Looking for functional mixed-industrial space with room to operate? This versatile mixed-use property on 4.84 fully fenced acres in Edson's light industrial area is ready to meet your business needs. 6 large shop bays with 16' overhead doors, ideal for servicing heavy equipment, storage, mechanical, or fabrication work. One bay functions as a wash bay, perfect for maintaining fleet vehicles and equipment. Fully fenced and gated yard with gravel base for secure year-round access and vehicle maneuverability. Zoned direct control-open, allowing a wide range of commercial and light industrial operations. Expansive 4.84 acres with tons of outdoor space for truck parking, storage, or future development. Excellent visibility and access from Rodeo Road, with quick routes to Trans-Canada Highway 16 and local highways. This property is tailor-made for construction companies, oilfield service providers, logistics, or contractors looking for secure space with the right infrastructure in place.

**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.

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