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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**
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 **ROYAL LEPAGE EDSON REAL ESTATE**
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 317 Rodeo Road , Edson , Alberta T7E 0B6

Transaction Type For Lease	Days On Market 145	Lease Amount 17000.00
Lease Frequency Monthly	Subdivision NONE	Building Type Mixed Use
Year Built 2013	Structure Type Industrial	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 9053.00	Building Area (Sq. M.) 841.04
Inclusions N/A	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.

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