

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.

710 54 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
31495


MLS ID:
A2243248

\$890,000



 **KAREN SPENCER-MILLER**
 (780) 723-3100

 CENTURY 21 TWIN REALTY
 780-723-3100

 710 54 Street S, Edson , Alberta T7E 1V1

Transaction Type For Sale	Days On Market 311	Zoning BI-2 Business Industrial
Subdivision Edson	Building Type Warehouse	Year Built 2013
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 3200.00	Building Area (Sq. M.) 297.29	Lot Size (Sq. Ft.) 1744142
Lot Size (Acres) 40.04	Roof Metal	Foundation Poured Concrete
Heating Natural Gas,Radiant	Access to Property Accessible to Major Traffic Route,Airport Nearby,Gravel Lane,Gravel Road	Inclusions Surveillance Suite Appliances, All Outbuildings
Restrictions Development Restriction	Reports Aerial Photos,Floor Plans	

Prime opportunity to own a fully serviced Business Industrial (BI) zoned property offering a wide range of permitted uses including bulk fuel and chemical storage, manufacturing, salvage/recycling, storage facilities, major industry, and office space. The property features a commercial-grade 40' x 80' shop built in 2014 that features 16 ft ceilings and two - 14 ft overhead doors, radiant heat, roughed-in plumbing for a future bathroom, and a mezzanine office—perfect for a variety of industrial or storage operations. Additional improvements include a 25' x 24' heated double detached garage built in 2016 (furnace replaced 3 years ago) and a 16' x 48' RV bay with a 14 ft roll-up overhead door (unheated). The yard is partially perimeter fenced with newly replaced 30 ft and 20 ft rolling gates for secure access. Property has a septic system with open discharge, a 160 ft well, weeping tile drainage (separate tank) and two cold storage buildings with power. Also included is a 1993 - 1,450 sq ft modular office/surveillance suite on a concrete basement with 200-amp service—ideal for modern office use or temporary employee accommodations. Features include in-floor heating in the basement, forced air on the main floor, hot water tank (replaced 6 years ago), and shingles (8–10 years old). Shop and office are on separate utility services. Extras: RV plug, ample yard space, and Business Industrial zoning make this a highly functional and flexible property for expanding businesses. Don't miss this rare industrial/commercial opportunity on 40.04 acres within town limits.

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.