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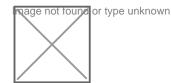
**Regional Contact** 

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## 710 54 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 31495

MLS ID: A2243248

\$890,000



- A 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** 

125

Zoning

BI-2 Business Industrial

Subdivision

Edson

Building Type
Warehouse

2013

**Structure Type** 

Industrial

Property Type Commercial **Property Sub Type** 

Industrial

Year Built

**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** 

Surveillence Suite Appliances, All

Outbuildings

Restrictions

Reports

Development Restriction 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.

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