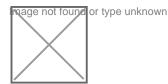


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

710 54 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 31495

MLS ID: A2243248

\$890,000



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■ CENTURY 21 TWIN REALTY

2 780-723-3100

710 54 Street S, Edson , Alberta T7E 1V1

Transaction Type

For Sale

Days On Market

1

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

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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