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53119 HIGHWAY 47 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rural Yellowhead County, Alberta

Listing ID:
34308

MLS ID:
A2289365

\$4,500,000



 **ELAINE TAYLOR**
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 ROYAL LEPAGE EDSON REAL ESTATE
 780-723-3186

 53119 Highway 47 , Rural Yellowhead County , Alberta T7E 3E9

Transaction Type

For Sale

Title

Fee Simple

Days On Market

63

Zoning

ID

Subdivision

NONE

Nearest Town

Edson

Building Type

Commercial Mix

Year Built

2008

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1220573

Building Area (Sq. Ft.)

23096.77

Building Area (Sq. M.)

2145.74

Lot Size (Sq. Ft.)

5488560

Lot Size (Acres)

126.00

Construction Type

Metal Frame,Metal Siding

Roof

Metal

Foundation

Poured Concrete

Electric

400 Amp Service

Cooling

Central Air

HeatingCombination,Overhead
Heater(s),Forced Air,Natural
Gas,Radiant**Lot Features**

Cleared,Corner Lot,Irregular Lot

Commercial AmenitiesBoardroom,Compacted
Yard,Compressed Air Lines,Emergency
Lighting,Exhaust Fan(s),Floor
Drain(s)/Grease
Trap(s),Kitchen,Laundry
Facility,Lunchroom,Parking-
Extra,Shower**Access to Property**Direct Access,On Major Traffic
Route,Paved Road,Public,Visual
Exposure**Inclusions**

South office furniture, suite furniture

Restrictions

None Known

Reports

Floor Plans

Prime Industrial Investment Opportunity - Commercial Building and 126 acres zoned ID with Highway 16 & Highway 47 frontage, on pavement and just West of Edson. This 2008 built commercial facility sits on an 8.57 acre separately title parcel and offers exceptional functionality with expansion potential. The North portion of the building consists of 3 – 30' x 80' drive thru bays with 18' x 18' doors (1 with a mechanic's pit), 30' x 25' receiving area, a storage cage and a washroom with a shower and laundry hookups. There's plenty of office space on two levels (offices, file room, washrooms, conference area, kitchen, open office work area, supply storage area and reception area) heated with forced air and air conditioned. The South portion of the building consists of 3 - 30' x 80' bays with 18' x 18' doors, one is currently a drive thru bay with a 50' mechanic's pit, and the other two bays were constructed to be drive thru should it be required. The shop has a washroom with laundry machines, a foreman's office, a parts room and access to the upper-level storage room and kitchen/meeting room. The front of the building hosts a spacious furnished office area with 4 offices, an open concept administration area, a lunchroom, storage room, and a washroom. The upper level is a 3-bedroom, 2 bathroom furnished surveillance suite with a large south facing deck that overlooks the yard entrance. The building has 400-amp power (277/480 volt), and each shop has a 220v plug, a compressor with several air line drops, water outlets, floor drains, and overhead radiant heat. Two excellent, long-term tenants currently occupy the building on month-to-month agreements. The yard is hard-packed gravel with ample space to accommodate heavy trucks and equipment. The northwest part of property is currently used for overflow equipment parking. The balance of the property is 118 acres on a separate title and is currently utilized as hay land, is fenced, has a preliminary industrial subdivision plan on file and earns pipeline revenue. Alberta Transportation is in the process of constructing a new access road off Highway 47 to service this property and the West Fraser Mill to the south — enhancing accessibility and future growth opportunities. Excellent opportunity for owner-users, investors, or future industrial development.

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