



**GRASSROOTS**  
REALTY GROUP

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308 56 Street  
Edson, Alberta

MLS # A2290065



**\$1,200,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	10,501 sq.ft.
<b>Zoning:</b>	C2

<b>Heating:</b>	Overhead Heater(s), Forced Air, Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Cable, DSL, Electricity Connected, Natural Gas Connected
<b>Exterior:</b>	Brick, Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	1.36 Acres
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

This industrial building, situated on 1.39 acres in the Town of Edson, offers 10,729 sq ft of leasable space, making it an excellent opportunity for businesses seeking a strategically located facility. With great visibility to Hwy 16 and zoned C-2 Service Commercial, the property is ideal for a wide range of business uses. The building includes approximately 2,760 sq ft of office space, featuring a spacious reception area, 8 private offices, two boardrooms/staff meeting rooms, and two washrooms. The shop area offers 5 bays, each with 14 ft automatic doors, including one dedicated wash bay. Additional shop amenities include a staff room, foreman's office, parts rooms, a laundry room with full hookups and a wash sink, a private washroom, and mezzanine storage. Modern upgrades throughout the building include a 400-amp service with three-phase power, two newer furnaces with overhead vents, and air conditioning in the office area. The roof was recently upgraded, and the property is equipped with air compressor lines running throughout the shop. For parking, ample space is available for staff, and a fenced compound with secure parking leads directly to the shop bays, providing convenience for company vehicle storage. Recent updates also include new concrete aprons under the shop doors and improved drainage in the back alley, with a newly installed concrete swale. Whether you're looking for a space to expand your business or a strong investment opportunity, this property offers long-term potential for growth and returns.