



GRASSROOTS
REALTY GROUP

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7086 1A Avenue
Edson, Alberta

MLS # A2325385



\$2,100,000

Division:	Edson
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,500 sq.ft.
Zoning:	BI-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	26.46 Acres
Sewer:	-	Lot Feat:	Irregular Lot
Inclusions:	N/A		

Spacious 26.46 acre Commercial/Industrial property located in the West end of Edson, only 2 km's from Downtown with great highway access and exposure bordering Hwy 16 East. The main floor of the 3 bay shop is 5500 sq ft with 18' ceilings, and consists of the shop area with two 16' overhead doors, office area, 2 piece washroom, storage room, plus a drive thru wash bay on the east side with 14' overhead door. The second floor features a kitchen, 4 piece bathroom, and large locker room. This impressive property also houses a nicely renovated 1600 sq.ft. office/surveillance building with full basement, a 25' x 30' double detached garage (newer shingles on building and garage), quonset, and an enormous gravelled yard for parking heavy equipment or whatever your company needs. Property is wired for three-phase power to the shop and has full security system.