



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

308 56 Street
Edson, Alberta

MLS # A2339117



\$1,025,000

Division: Edson

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,501 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

RECEIVERSHIP SALE – Land and Building Only. High-quality freestanding 10,501 sq.ft.± warehouse/office building on a 1.39-acre fully fenced site, featuring five bays (including dedicated wash bay), two 1-tonne cranes, automatic grade loading (Five 12' x 14' doors), ample yard storage/parking, mezzanine storage, and functional office space. Strategically located in the heart of Edson's commercial/industrial district within one block of Hwy 16A (in either direction). Office layout consists of large reception, six offices, boardroom, kitchenette, lunchroom with kitchenette, and two washrooms. Yard is fully fenced with gated access; Ample marshalling, storage, and parking areas; 17.3% site coverage ratio. Property offers strategic advantages for owner/user groups seeking to locate in Edson, with strong investment potential. Note: The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As Is and Where Is" basis. Co-listed Michael C. Parsons & Vincenzo P. Caputo with NAI Commercial Real Estate Inc. Cross posted please reference MLS# Number: 45480282