



**710 54 Street S  
Edson, Alberta**

**MLS # A2243248**



**\$890,000**

<b>Division:</b>	Edson
<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>	3,200 sq.ft.
<b>Zoning:</b>	BI-2 Business Industrial

**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Surveillance Suite Appliances, All Outbuildings

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 40.04 Acres

**Lot Feat:** -

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 (—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.