



53119 Highway 47
Rural Yellowhead County, Alberta

MLS # A2289365



\$4,500,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	23,097 sq.ft.
Zoning:	ID

Heating:	Combination, Overhead Heater(s), Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, High Speed Internet
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	Well	Lot Size:	126.00 Acres
Sewer:	Septic Field	Lot Feat:	Cleared, Corner Lot, Irregular Lot
Inclusions:	South office furniture, suite furniture		

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.