



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1905 25 Street
Edson, Alberta**

MLS # A2091361



\$2,250,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,200 sq.ft.
Zoning:	BI-2 - Business Industria

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding	Parking:	-
Water:	-	Lot Size:	64.24 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

64.24 acres in Edson Town limits zoned BI-2 - Business Industrial Major on dangerous good route. Includes the shop and compound graveled with a chain link fenced area of approximately 8.5 aces. Balance of land open in natural grass. Property bordered with pavement on 2 sides by highway 748 and 25th. street and railway tracks to the south. All town services across the street. Shop was and can still be heated by propane. Power on the property. Underground power to the shop. Septic holding tank located by small shed on east side of the compound.