



GRASSROOTS
REALTY GROUP

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

7323 1A Avenue
Edson, Alberta

MLS # A2140230



\$16 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,096 sq.ft.

Zoning: -

Heating: Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame, Metal Siding

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 26.56 Acres

Lot Feat: -

FOR LEASE!! This 12,000+- sq/ft Commercial/Industrial Building is located on the West side of the Town of Edson, 2 klms from Downtown with great exposure bordering Hwy 16 East. The property includes an 8000 sq foot shop space consisting of 6 - 24x50 BAYS w/ 14ft doors, 16ft ceiling height at the doors and 19 in the center, plus an additional 19x168 drive through back bay. In addition to the shop, there are 4 offices, a front reception area, lunchroom, 3 bathrooms and a large open boardroom area on the 2nd level with a separate office and mezzanine area! This property is securely fenced with plenty of parking, power outlets along the back of the building, used oil containment available, overhead radiant heat and has up to a 26 acre well packed gravel yard space available for additional cost.