



**GRASSROOTS**  
REALTY GROUP

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**7086 1A Avenue  
Edson, Alberta**

**MLS # A2172770**



**\$2,300,000**

Division:	Edson
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,500 sq.ft.
Zoning:	BI-1
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	26.46 Acres
Lot Feat:	Irregular Lot

Spacious 26.46 acre commercial/industrial property located in the West end of Edson with excellent highway access and exposure! The main floor of the 3 bay shop is 5500 sq ft with 18' ceilings, and consists of the shop area with two 16' overhead doors, office area, 2 piece washroom, storage room, plus a drive thru wash bay on the East side with 14' overhead door. The second floor features a kitchen, 4 piece bathroom, and large locker room. Property also boasts a nicely renovated 1600 sq.ft. office/surveillance building with full basement, a 25' x 30' double detached garage (newer shingles on building and garage), quonset, and an enormous gravelled yard for parking heavy equipment or whatever your company needs. Property is wired for three-phase power to the shop and has full security system. Environmental study was completed in 2013 and seller may consider leasing this property for \$9500 per month triple net (MLSA2177463) or \$7500 per month if tenant doesn't need to use the office building and garage that is currently rented out. Ready for a new business!