



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: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 26.46 Acres

Sewer: -

Lot Feat: Irregular Lot

Inclusions: N/A

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 1600 sq.ft. office building with full basement, 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!