



**GRASSROOTS**  
REALTY GROUP

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7028 4 Avenue  
Edson, Alberta

MLS # A2194331



**\$850,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,600 sq.ft.
Zoning:	DC-O - Direct Control Ope

Heating:	Floor Furnace, Forced Air, Natural Gas, Radiant
Floors:	-
Roof:	Asphalt Shingle
Exterior:	Aluminum Siding , Wood Frame
Water:	-
Sewer:	-
Inclusions:	none

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.36 Acre
Lot Feat:	-

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.