



**GRASSROOTS**  
REALTY GROUP

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308 56 Street  
Edson, Alberta

MLS # A2199105



**\$14 per sq.ft.**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	10,501 sq.ft.
Zoning:	C2

Heating:	Overhead Heater(s), Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable, DSL, Electricity Connected, Natural Gas Connected
Exterior:	Brick, Metal Frame, Metal Siding	Parking:	-
Water:	Public	Lot Size:	1.36 Acres
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	None		

This well-appointed industrial building is available for lease and offers 10,729 square feet of functional space on 1.39 acres within the Town of Edson. With excellent exposure to Highway 16 and C-2 Service Commercial zoning, the property is well-suited for a wide range of business operations. The space includes approximately 2,760 square feet of finished office area, complete with a large reception area, eight private offices, two boardrooms or staff meeting rooms, and two washrooms—ideal for businesses that require both administrative and operational space under one roof. The attached shop features five bays, each with 14-foot automatic overhead doors, including one dedicated wash bay. The shop also includes a staff room, foreman’s office, parts rooms, a laundry area with full hookups and wash sink, a private washroom, and mezzanine storage to support daily operations. Recent upgrades throughout the building enhance functionality and comfort, including a 400-amp electrical service with three-phase power, two new furnaces with overhead venting, and air conditioning in the office area. The roof has recently been updated, and air compressor lines are installed throughout the shop. The exterior of the property offers ample on-site parking and a secure, fenced compound with direct access to the shop bays—ideal for company vehicles or equipment storage. Additional site improvements include new concrete aprons in front of the shop doors and a newly installed concrete swale to improve drainage at the rear of the property. This property presents a prime leasing opportunity for businesses seeking a well-located, fully serviced facility with flexible space and modern upgrades.