# \$14 - 308 56 Street, Edson

MLS® #A2199105

#### \$14

0 Bedroom, 0.00 Bathroom, Commercial on 1.36 Acres

NONE, Edson, Alberta

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 washroomsâ€"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 baysâ€"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.

Built in 1979

### **Essential Information**

MLS® # A2199105

Price \$14
Bathrooms 0.00
Acres 1.36
Year Built 1979

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 308 56 Street

Subdivision NONE City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1L6

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Cable Available, DSL

Available, Fiber Optics Available, High Speed Internet Available, Phone

Connected, Sewer Connected, Water Connected

## Interior

Heating Forced Air, Natural Gas, Overhead Heater(s), Radiant

Cooling Central Air

## **Exterior**

Roof Metal

Construction Brick, Metal Frame, Metal Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 1st, 2025

Days on Market 127
Zoning C2

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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