

# \$2,300,000 - 7086 1a Avenue, Edson

MLS® #A2172770

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 26.46 Acres

Edson, Edson, Alberta

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!

Built in 2003

## Essential Information

MLS® #	A2172770
Price	\$2,300,000
Bathrooms	0.00



Acres	26.46
Year Built	2003
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	7086 1a Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1V4

### Amenities

Amenities	Dog Park, Dog Run
-----------	-------------------

### Exterior

Lot Description	Irregular Lot
-----------------	---------------

### Additional Information

Date Listed	October 12th, 2024
Days on Market	247
Zoning	BI-1

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.