

# \$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
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### Exterior

Lot Description	Irregular Lot
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### Additional Information

Date Listed	October 12th, 2024
Days on Market	254
Zoning	BI-1

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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