

\$890,000 - 710 54 Street S, Edson

MLS® #A2243248

\$890,000

0 Bedroom, 0.00 Bathroom,
Commercial on 40.04 Acres

Edson, Edson, Alberta

Prime opportunity to own a fully serviced Business Industrial (BI) zoned property offering a wide range of permitted uses including bulk fuel and chemical storage, manufacturing, salvage/recycling, storage facilities, major industry, and office space. The property features a commercial-grade 40' x 80' shop built in 2014 that features 16 ft ceilings and two - 14 ft overhead doors, radiant heat, roughed-in plumbing for a future bathroom, and a mezzanine office—perfect for a variety of industrial or storage operations. Additional improvements include a 25' x 24' heated double detached garage built in 2016 (furnace replaced 3 years ago) and a 16' x 48' RV bay with a 14 ft roll-up overhead door (unheated). The yard is partially perimeter fenced with newly replaced 30 ft and 20 ft rolling gates for secure access. Property has a septic system with open discharge, a 160 ft well, weeping tile drainage (separate tank) and two cold storage buildings with power. Also included is a 1993 - 1,450 sq ft modular office/surveillance suite on a concrete basement with 200-amp service—ideal for modern office use or temporary employee accommodations. Features include in-floor heating in the basement, forced air on the main floor, hot water tank (replaced 6 years ago), and shingles (8—10 years old). Shop and office are on separate utility services. Extras: RV plug, ample yard space, and Business Industrial zoning make this a highly functional and flexible property for expanding



businesses. Don't miss this rare industrial/commercial opportunity on 40.04 acres within town limits.

Built in 2013

Essential Information

MLS® #	A2243248
Price	\$890,000
Bathrooms	0.00
Acres	40.04
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	710 54 Street S
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1V1

Interior

Heating	Natural Gas, Radiant
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Exterior

Roof	Metal
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	47
Zoning	BI-2 Business Industrial

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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