

\$9,500 - 7086 1a Avenue, Edson

MLS® #A2177463

\$9,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Edson, Edson, Alberta

FOR LEASE! 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 1600 sq.ft. office building with full basement, 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. Property can be leased at \$7500 per month triple net lease if tenant doesn't want to use the office building and garage that is currently rented out. Viewings by appointment only.



Built in 2003

Essential Information

MLS® #	A2177463
Price	\$9,500
Bathrooms	0.00
Acres	0.00
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

Additional Information

Date Listed	November 5th, 2024
Days on Market	168

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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