\$1,450,000 - 308 56 Street, Edson

MLS® #A2236021

\$1,450,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.36 Acres

NONE, Edson, Alberta

This industrial building, situated on 1.39 acres in the Town of Edson, offers 10,729 sq ft of leasable space, making it an excellent opportunity for businesses seeking a strategically located facility. With great visibility to Hwy 16 and zoned C-2 Service Commercial, the property is ideal for a wide range of business uses. The building includes approximately 2,760 sq ft of office space, featuring a spacious reception area, 8 private offices, two boardrooms/staff meeting rooms, and two washrooms. The shop area offers 5 bays, each with 14 ft automatic doors, including one dedicated wash bay. Additional shop amenities include a staff room, foreman's office, parts rooms, a laundry room with full hookups and a wash sink, a private washroom, and mezzanine storage. Modern upgrades throughout the building include a 400-amp service with three-phase power, two newly installed furnaces with overhead vents, and air conditioning in the office area. The roof was recently upgraded, and the property is equipped with air compressor lines running throughout the shop. For parking, ample space is available for staff, and a fenced compound with secure parking leads directly to the shop bays, providing convenience for company vehicle storage. Recent updates also include new concrete aprons under the shop doors and improved drainage in the back alley, with a newly installed concrete swale. Whether you're looking for a space to expand your business or a strong investment opportunity,







this property offers long-term potential for growth and returns.

Built in 1979

Essential Information

MLS® # A2236021 Price \$1,450,000

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, Sewer Connected, Water

Connected, Cable Available, DSL Available, Fiber Optics Available, High

Speed Internet Available, Phone 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 114 Zoning C2

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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