

# \$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 |
|---------|----------------------|

**Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Metal           |
| Foundation | Poured Concrete |

**Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | July 25th, 2025          |
| Days on Market | 91                       |
| Zoning         | BI-2 Business Industrial |

**Listing Details**

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

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