

# \$3,400,000 - 7323 1a Avenue, Edson

MLS® #A2161058

**\$3,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 26.56 Acres

NONE, Edson, Alberta

14,000+- sq/ft Commercial/Industrial Building on 26 acres located on the West side of the Town of Edson, 2 klms from Downtown with great exposure bordering Hwy 16 East. The property includes a 12,000 sq foot shop space consisting of 6 - 24x50 BAYS w/ 14ft doors, 16ft ceiling height at the doors and 19 in the center, plus an additional 19x168 drive through back bay. In addition to the shop, there are 4 offices, a front reception area, lunchroom, 3 bathrooms and a large open boardroom area on the 2nd level with a separate office and mezzanine area! This property is securely fenced with plenty of parking, power outlets along the back of the building, used oil containment available, overhead radiant heat and has a 26 acre well packed gravel yard space to accommodate heavy trucks and equipment. This property also houses a 1994 3-bedroom, 2-bathroom mobile home set up to accommodate surveillance for the maintenance, security and safety of the primary establishment.

Built in 1996

## Essential Information

MLS® #	A2161058
Price	\$3,400,000
Bathrooms	0.00
Acres	26.56
Year Built	1996



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	7323 1a Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A1

### Interior

Heating	Natural Gas, Radiant
---------	----------------------

### Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	August 28th, 2024
Days on Market	309
Zoning	B1-1 - Business Industria

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.