

317 Rodeo Road  
Edson, Alberta

MLS # A2239341



**\$12,000 per month**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,053 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Looking for functional mixed-industrial space with room to operate? This versatile mixed-use property on 4.84 fully fenced acres in Edson's light industrial area is ready to meet your business needs. 6 large shop bays with 16' overhead doors, ideal for servicing heavy equipment, storage, mechanical, or fabrication work. One bay functions as a wash bay, perfect for maintaining fleet vehicles and equipment. Fully fenced and gated yard with gravel base for secure year-round access and vehicle maneuverability. Zoned direct control-open, allowing a wide range of commercial and light industrial operations. Expansive 4.84 acres with tons of outdoor space for truck parking, storage, or future development. Excellent visibility and access from Rodeo Road, with quick routes to Trans-Canada Highway 16 and local highways. This property is tailor-made for construction companies, oilfield service providers, logistics, or contractors looking for secure space with the right infrastructure in place.