

710 54 Street S
Edson, Alberta

MLS # A2243248

\$890,000



Division: Edson
Type: Industrial
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 3,200 sq.ft.
Zoning: BI-2 Business Industrial

Heating:	Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	40.04 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	Surveillance Suite Appliances, All Outbuildings		

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.