

# \$15 - 308 56 Street, Edson

MLS® #A2199105

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.36 Acres

NONE, Edson, Alberta

This well-appointed industrial building is available for lease and offers 10,729 square feet of functional space on 1.39 acres within the Town of Edson. With excellent exposure to Highway 16 and C-2 Service Commercial zoning, the property is well-suited for a wide range of business operations.

The space includes approximately 2,760 square feet of finished office area, complete with a large reception area, eight private offices, two boardrooms or staff meeting rooms, and two washrooms—ideal for businesses that require both administrative and operational space under one roof.

The attached shop features five bays, each with 14-foot automatic overhead doors, including one dedicated wash bay. The shop also includes a staff room, foreman's office, parts rooms, a laundry area with full hookups and wash sink, a private washroom, and mezzanine storage to support daily operations.

Recent upgrades throughout the building enhance functionality and comfort, including a 400-amp electrical service with three-phase power, two new furnaces with overhead venting, and air conditioning in the office area. The roof has recently been updated, and air compressor lines are installed throughout the shop.



The exterior of the property offers ample on-site parking and a secure, fenced compound with direct access to the shop baysâ€”ideal for company vehicles or equipment storage. Additional site improvements include new concrete aprons in front of the shop doors and a newly installed concrete swale to improve drainage at the rear of the property.

This property presents a prime leasing opportunity for businesses seeking a well-located, fully serviced facility with flexible space and modern upgrades.

Built in 1979

### **Essential Information**

MLS® #	A2199105
Price	\$15
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	Cable Available, DSL Available, Electricity Connected, Fiber Optics Available, High Speed Internet Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
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### **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	6
Zoning	C2

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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