

# \$1,450,000 - 308 56 Street, Edson

MLS® #A2236021

**\$1,450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.36 Acres

NONE, Edson, Alberta

This industrial building, situated on 1.39 acres in the Town of Edson, offers 10,729 sq ft of leasable space, making it an excellent opportunity for businesses seeking a strategically located facility. With great visibility to Hwy 16 and zoned C-2 Service Commercial, the property is ideal for a wide range of business uses. The building includes approximately 2,760 sq ft of office space, featuring a spacious reception area, 8 private offices, two boardrooms/staff meeting rooms, and two washrooms. The shop area offers 5 bays, each with 14 ft automatic doors, including one dedicated wash bay. Additional shop amenities include a staff room, foreman's office, parts rooms, a laundry room with full hookups and a wash sink, a private washroom, and mezzanine storage. Modern upgrades throughout the building include a 400-amp service with three-phase power, two newly installed furnaces with overhead vents, and air conditioning in the office area. The roof was recently upgraded, and the property is equipped with air compressor lines running throughout the shop. For parking, ample space is available for staff, and a fenced compound with secure parking leads directly to the shop bays, providing convenience for company vehicle storage. Recent updates also include new concrete aprons under the shop doors and improved drainage in the back alley, with a newly installed concrete swale. Whether you're looking for a space to expand your business or a strong investment opportunity,



this property offers long-term potential for growth and returns.

Built in 1979

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2236021    |
| Price      | \$1,450,000 |
| 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 | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, DSL Available, Fiber Optics Available, High Speed Internet Available, Phone Connected |
|-----------|--|

**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 | 12 |
| Zoning         | C2 |

## **Listing Details**

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

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