

# \$9,500 - 7086 1a Avenue, Edson

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MLS® #A2177463

**\$9,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Edson, Edson, Alberta

FOR LEASE! Spacious 26.46 acre commercial/industrial property located in the West end of Edson with excellent highway access and exposure! The main floor of the 3 bay shop is 5500 sq ft with 18' ceilings, and consists of the shop area with two 16' overhead doors, office area, 2 piece washroom, storage room, plus a drive thru wash bay on the East side with 14' overhead door. The second floor features a kitchen, 4 piece bathroom, and large locker room. Property also boasts a 1600 sq.ft. office building with full basement, 25' x 30' double detached garage (newer shingles on building and garage), quonset, and an enormous gravelled yard for parking heavy equipment or whatever your company needs. Property is wired for three-phase power to the shop and has full security system. Property can be leased at \$7500 per month triple net lease if tenant doesn't want to use the office building and garage that is currently rented out. Viewings by appointment only.



Built in 2003

## Essential Information

MLS® #	A2177463
Price	\$9,500
Bathrooms	0.00
Acres	0.00
Year Built	2003

Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	7086 1a Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1V4

### Additional Information

Date Listed	November 5th, 2024
Days on Market	192

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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