

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

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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
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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
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Days on Market     16  
Zoning                C2

**Listing Details**

Listing Office        CENTURY 21 TWIN REALTY

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