

Courtesy Of Anthony Trang Of MaxWell Progressive

\$0 - 4907 1 Avenue, Edson

MLS® #E4365050

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Edson, Edson, AB

Free Net Rent Now available! Access to Hwy 16, mix of street front and yard, suitable for multi-use bay. Bays 'J' and 'K' are each 1,250 Sqft, with the option to combine them to produce a total of 2,500 Sqft unit. The units are immediately adjacent to one another, have an Interbay double door, and both have grade level Overhead Doors and Man doors. INFO: One block asphalt access to major Hwy 16 - All Yard parking asphalt/ concrete - Extra yard space available - Bulk fuel access across the street - Large 16x16 ft powered Overhead Doors - Energy efficient, radiant heat and lighting - Up to 6 overhead doors - Office buildouts in place - Free mezzanine space - In floor sumps - Zoning: IB Industrial Business - Loading: Grade and Dock - 3 phase power plus 200 amp service - Ceiling height 20-22 ft clear - Pressure washer provisions - Unit is available immediately - Utilities not included

Built in 2012

Essential Information

| | |
|------------|------------|
| MLS® # | E4365050 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|---------------|
| Address | 4907 1 Avenue |
| Area | Edson |
| Subdivision | Edson |
| City | Edson |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7E 1B8 |

Exterior

| | |
|--------------|----------|
| Exterior | Concrete |
| Construction | Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 10th, 2023 |
| Days on Market | 518 |
| Zoning | Zone 70 |

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Listing information last updated on April 11th, 2025 at 7:17pm MDT