

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	511
Zoning	Zone 70

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Listing information last updated on April 4th, 2025 at 11:47am MDT