

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	517
Zoning	Zone 70

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Listing information last updated on April 10th, 2025 at 3:32am MDT