

\$0 - 4907 1 Avenue, Edson

MLS® #E4365050

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Edson, Edson, AB



Free Net Rent available!! Available by October 2025. Bay A East: 4,000sqft unit. The space features (3)Overhead doors (2 facing north, 1 facing south), (2) radiant tube heaters, a washroom and floor sumps. Bay C: 3,400sqft unit. The space features approximately 85% open bay space and 15% office space with a mezzanine located above the office and accessible by stairs, (2) Overhead doors, washroom, radiant tube heater and floor sumps. Bays J & K: Each unit offers 1,250sqft, BLDG 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 - Utilities not included

Built in 2012

Essential Information

MLS® #	E4365050
Lease Rate	\$1
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	690
Zoning	Zone 70

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Listing information last updated on September 30th, 2025 at 7:32pm MDT