

# \$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
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	676
Zoning	Zone 70

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Listing information last updated on September 16th, 2025 at 7:47am MDT