



RECEIVERSHIP SALE

EDSON FREESTANDING WAREHOUSE/OFFICE

10,501 SF± ON 1.39 ACRES - BUILDING AND LAND ONLY

308 - 56 STREET, EDSON, AB



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NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW
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PROPERTY HIGHLIGHTS



Size: High quality freestanding warehouse/office building totaling 10,501 sq.ft.± on a 1.39 acre site



Building Features: 5 bays (including wash bay), 2 one tonne cranes, automatic grade loading, ample yard parking and storage, mezzanine storage, highly functional office space



Investment or Owner/User Opportunity: Property offers strategic advantages for owner/user groups seeking to locate in Edson, with strong investment potential



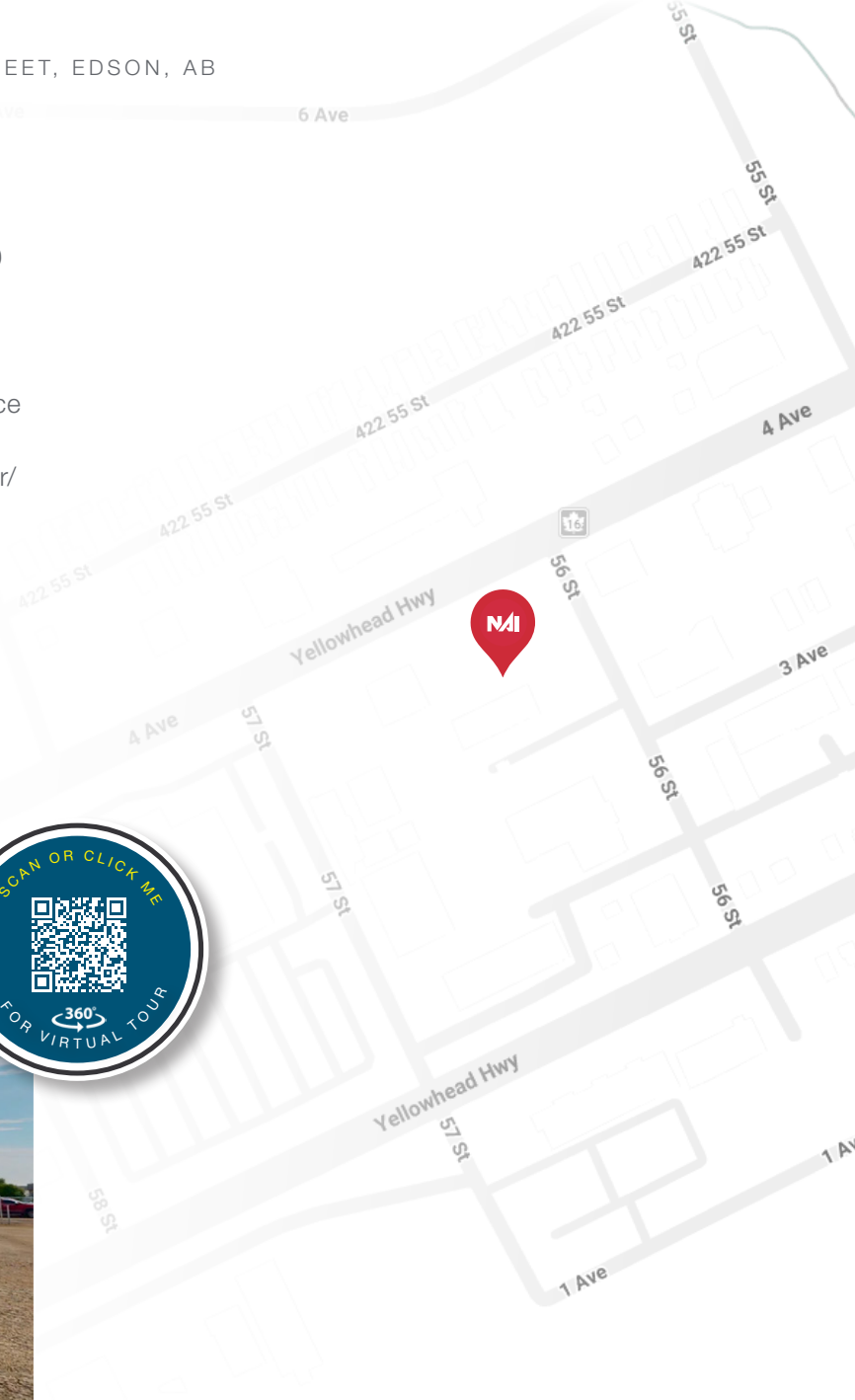
Superior Location: Located in the heart of Edson's commercial and industrial district, within one block of HWY 16A in either direction



Yard: Fully fenced with gated access; Ample marshalling, storage, and parking areas; 17.3% site coverage ratio



Office Layout: Consists of large reception area, 6 private offices, large boardroom, lunchroom with kitchenette, and two washrooms



The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

PROPERTY INFORMATION

LEGAL DESCRIPTION	Plan 8021334, Block 175A, Lot 2A
SITE SIZE	1.39 AC±
SITE COVERAGE	17.3%
ZONING	C2 (Service Commercial District) – Allows for a wide range of industrial and commercial use
PROPERTY TAXES	\$24,686.26 (2026)

BUILDING INFORMATION

BUILDING SIZE	10,501 sq. ft.± (TBV by Purchaser)
CONFIGURATION	Office area: Approximately 2,760 sq. ft. consisting of large reception area, 6 private offices, large boardroom, lunchroom with kitchenette, and two washrooms Warehouse: Approximately 7,741 sq. ft. with 5 bays, including wash bay, shop office, parts room, washroom, and mezzanine storage area; 112' x 49' clear span in warehouse
LOADING	(5) Automatic Grade loading doors (12'x14')
POWER	3 phase, 4 wire, 400 amp service (TBV by Purchaser)
LIGHTING	T5H0
CRANES	2 – One tonne bridge cranes
YEAR BUILT	1979

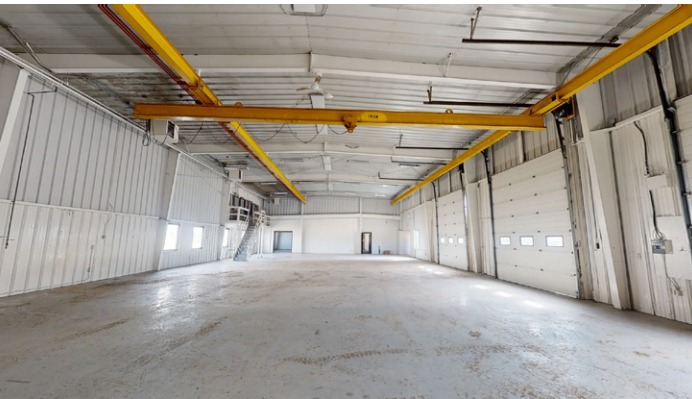


SALE INFORMATION

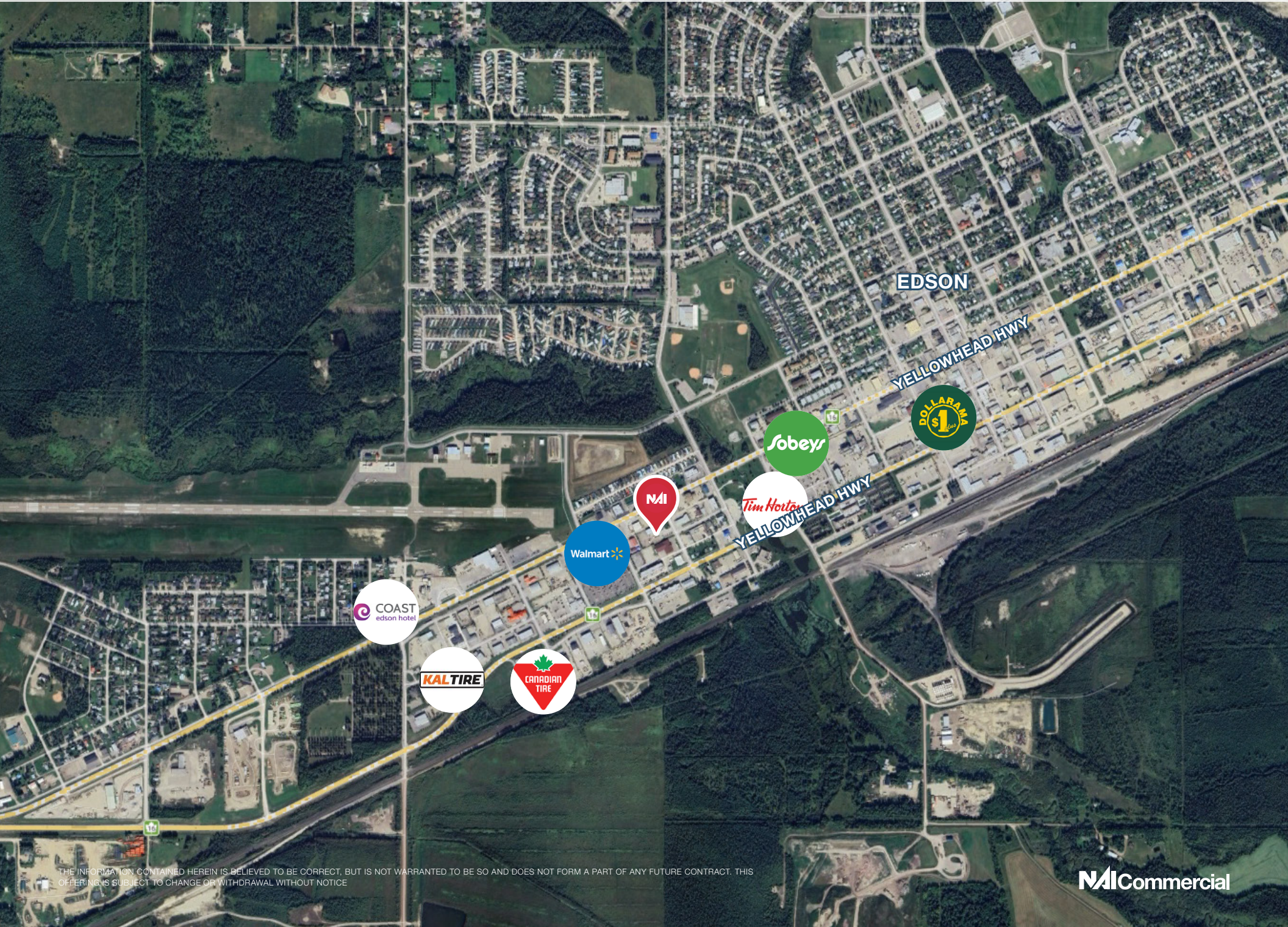
SALE PRICE	\$1,025,000.00 (~\$97/sq. ft.)
AVAILABLE	Immediately

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

FLOOR PLAN



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