



Two Buildings on 51.75 Acres

6,250 SF AND 6,300 SF

53227 RR 155A, YELLOWHEAD COUNTY, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAI EDMONTON.COM

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Property Highlights

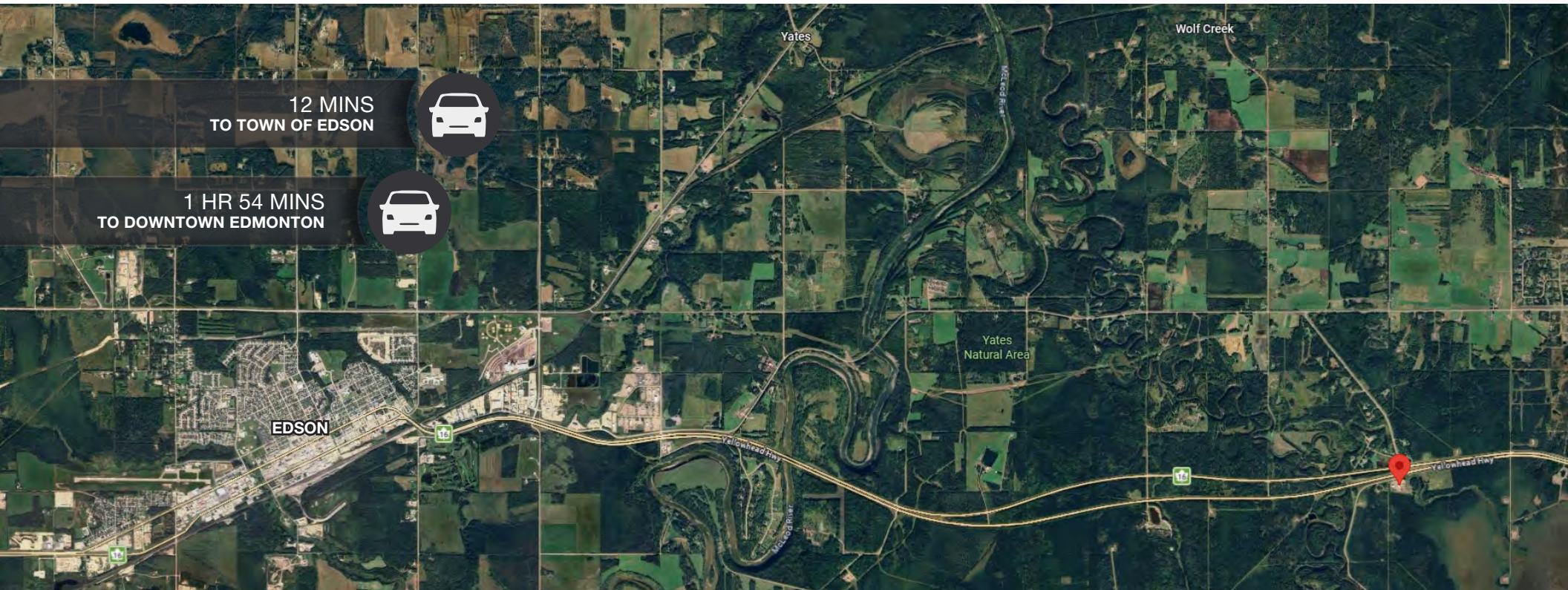
- Site Size of 51.75 Acres. Approximately 12 acres gravelled
- High visibility off Highway 16 and close proximity to the Town of Edson

West Building:

- 2006 wood frame construction
- 6,300 sq.ft with additional 1,365 sq.ft 2nd floor office/living quarters.
- Four 16' x 18' overhead doors
- 20' clear height
- Radiant heat and in-floor heat
- Trench drains and dual compartment sump
- 200A, 3 Phase power (TBC)

East Building:

- 2012 steel frame construction
- 6,250 sq.ft.
- Three 20' x 20' overhead doors
- 33' height at peak
- Trench drain
- 400A 3 Phase power (TBC)



Additional Information

BUILDING SIZES	6,250 sq.ft 6,300 sq.ft + 1,365 sq.ft 2nd floor
LEGAL DESCRIPTION	Pt. NW 18-53-15-W5
ZONING	RI - Rural Industrial
AVAILABLE	Immediately
YEAR BUILT	2006/2012
CEILING HEIGHT	20' / 32'
HEATING	Radiant/In floor
POWER	200 amp, 3 phase / 400 amp 3 phase (TBV)
PROPERTY TAXES	\$13,562.53 (2025)
SALE PRICE	\$3,500,000





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NAI Commercial

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