

\$17,000 - 317 Rodeo Road, Edson

MLS® #A2239341

\$17,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Edson, Alberta

Looking for functional mixed-industrial space with room to operate? This versatile mixed-use property on 4.84 fully fenced acres in Edson's light industrial area is ready to meet your business needs. 6 large shop bays with 16' overhead doors, ideal for servicing heavy equipment, storage, mechanical, or fabrication work. One bay functions as a wash bay, perfect for maintaining fleet vehicles and equipment. Fully fenced and gated yard with gravel base for secure year-round access and vehicle maneuverability. Zoned direct control-open, allowing a wide range of commercial and light industrial operations. Expansive 4.84 acres with tons of outdoor space for truck parking, storage, or future development. Excellent visibility and access from Rodeo Road, with quick routes to Trans-Canada Highway 16 and local highways. This property is tailor-made for construction companies, oilfield service providers, logistics, or contractors looking for secure space with the right infrastructure in place.

Built in 2013

Essential Information

MLS® #	A2239341
Price	\$17,000
Bathrooms	0.00
Acres	0.00



Year Built	2013
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	317 Rodeo Road
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0B6

Additional Information

Date Listed	July 11th, 2025
Days on Market	32

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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