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4928 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
27732


MLS ID:
A2095613

\$279,900



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 CENTURY 21 TWIN REALTY
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 4928 4 Avenue , Edson , Alberta T7E1A1

Transaction Type For Sale	Days On Market 578	Zoning C2
Subdivision NONE	Nearest Town Edson	Building Type Commercial Mix,Retail,Street Level Storefront,Walk-up
Year Built 1913	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 1494ac	Building Area (Sq. Ft.) 1701.01
Building Area (Sq. M.) 158.03	Lot Size (Sq. Ft.) 7000	Lot Size (Acres) 0.16
Roof Metal	Foundation Wood	Electric 100 Amp Service
Heating Forced Air,Natural Gas	Access to Property Back Alley Access,Direct Access,On Major Traffic Route,Paved Road	Inclusions Refrigerator
Restrictions None Known	Reports Floor Plans,Title,Title Insurance	

PRIME LOCATION!! right off 4th Avenue (Hwy 16) and one block east of Edson's Main Street. Although designed as a Hair and Nail salon, the layout would provide optimal functionality for endless applications for Retail, Service Business or Office space! With over 1700 sq. ft, the possibilities are endless. Currently designed with an open floor plan for the hair stations, sinks and drying area in the front, and at the back are 4 office and/or treatment rooms, staff/lunchroom, 2 bathrooms, laundry, and storage. This well-maintained building was constructed in 1913 with major renovations in 1978 and again in 2010 including upgrades to the foundation, insulation added in the walls, installation of house wrap, new metal roof, vinyl siding, decorative rock work to the front, new soffits, fascia, and eaves as well as upgraded windows, doors, interior paint, ceiling tiles, electrical and lighting upgrades, newer hot water tank and plumbing upgrades. The building is heated with two forced air furnaces (one replaced in 2010 and the other in 2021) as well as a Central Air Conditioner added in 2021. Property is Zoned C-1 Retail Commercial. Ample parking is available at the back and side of the building.

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