

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4928 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
27732


MLS ID:
A2095613

\$279,900



 **KAREN SPENCER-MILLER**
 (780) 723-3100

 **CENTURY 21 TWIN REALTY**
 780-723-3100

 4928 4 Avenue , Edson , Alberta T7E1A1

| | | |
|--|---|--|
| Transaction Type For Sale | Days On Market 643 | 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.