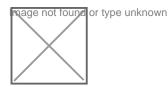


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4928 4 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Edson, Alberta Listing ID: 27732

MLS ID: A2095613

\$279,900



- A KAREN SPENCER-MILLER
- **(780)** 723-3100
- □ CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 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

Reports

None Known 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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