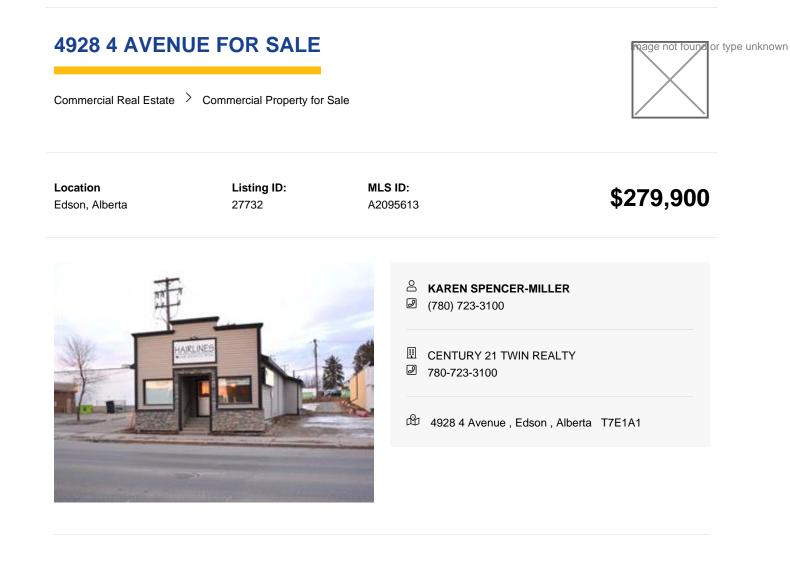


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Transaction Type For Sale

Subdivision NONE

Year Built 1913

Property Sub Type Retail

Building Area (Sq. M.) 158.03

Roof Metal

Heating Forced Air,Natural Gas

Restrictions

Days On Market 643

Nearest Town Edson

Structure Type Retail

Legal Plan 1494ac

Lot Size (Sq. Ft.) 7000

Foundation Wood

Access to Property Back Alley Access,Direct Access,On Major Traffic Route,Paved Road

Reports Floor Plans, Title, Title Insurance Zoning C2

Building Type Commercial Mix,Retail,Street Level Storefront,Walk-up

Property Type Commercial

Building Area (Sq. Ft.) 1701.01

Lot Size (Acres) 0.16

Electric 100 Amp Service

Inclusions Refrigerator

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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