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## 5933 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Edson, Alberta



**Listing ID:**  
27750


**MLS ID:**  
A2099387

**\$1,399,999**



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

 5933 4 Avenue , Edson , Alberta T7E 1L9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 545
<b>Zoning</b> C-2	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Mixed Use,Office Building,Warehouse
<b>Year Built</b> 1982	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 8022726	<b>Office (Sq. Ft.)</b> 4000.0000
<b>Building Area (Sq. Ft.)</b> 10137.00	<b>Building Area (Sq. M.)</b> 941.75	<b>Lot Size (Sq. Ft.)</b> 26096
<b>Lot Size (Acres)</b> 0.60	<b>Construction Type</b> Concrete,Wood Frame	<b>Foundation</b> Poured Concrete
<b>Electric</b> 200 Amp Service,Three Phase	<b>Heating</b> Ceiling,Floor Furnace,Natural Gas,Radiant	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Information Package,RPR	

INVESTORS take a look at this 10137 sqft freestanding Commercial building located on 4th Avenue with Hwy 16 Exposure (on one-way heading west) and zoned C-2 Service Commercial. The building is comprised of approx. 7212 sqft of shop/warehouse space, 2000 sqft of office space on the main level and 2000 sqft of office, conference room space on the mezzanine level. Some features include three phase power, furnace/forced air heat plus some radiant heat in main shop area. 4 overhead 14' doors, 6 bathrooms (2 with showers), conference room has a full kitchen. Ample parking both in front and the rear with lots of storage. New 5 year lease signed May 1st, 2024 to May 1, 2029 for \$10,000 per month plus CAC of \$2000 per month. Listing Includes the fenced chain link and barb wire compound consisting of 26,000+ sqft, Lot 10 Block 202 Plan 8022726 (separate title)

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