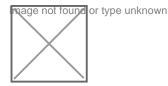


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5529 3 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Edson, Alberta Listing ID: 28062

MLS ID: A2129781

\$399,000



△ JACK DREBIT

**(780)** 712-1103

■ CENTURY 21 TWIN REALTY

**3** 780-723-3100

5529 3 Avenue, Edson, Alberta T7E1L6

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** C2

Subdivision

NONE

Year Built

1981

437

**Structure Type** 

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type Retail Legal Plan 461AJ

Building Area (Sq. Ft.)

2789.00

Building Area (Sq. M.)

259.10

Inclusions

N/A

**Restrictions**None Known

Reports None

Versatile Commercial Space in a Prime Location Conveniently situated between two major highways, this property offers excellent visibility and access. It features a flexible office, retail, or reception area, along with a spacious warehouse complete with bay doors. The partially fenced yard and alley access make it easy for trucks and customers to come and go, while on-street parking accommodates walk-in traffic. Located close to all essential amenities—including shopping, restaurants, hotels, and service stations—this property is ideal for a range of business uses.

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