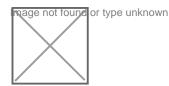


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 319 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Edson, Alberta Listing ID: 28113

MLS ID: A2135165

\$278,500



- **△** SHARON HAWBOLDT
- **(780)** 712-9122
- □ CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 319 50 Street , Edson , Alberta T7E 1S9

**Transaction Type** 

For Sale

Zoning

CBD - Central Business Di

Year Built

1912

**Property Sub Type** 

Retail

Building Area (Sq. M.)

301.93

Footprint (Sq. Ft.)

3250

**Foundation** 

Perimeter Wall, Poured Concrete, Wood

Access to Property Paved Road, Public

Reports

Title

Title

Fee Simple

Subdivision

Edson

Structure Type

Retail

Legal Plan 1494AC

Lot Size (Sq. Ft.) 3250

**Construction Type** 

Brick, Concrete, Wood Siding

Cooling

Central Air

Inclusions

none

**Days On Market** 

400

**Building Type** 

Retail

Property Type Commercial

Building Area (Sq. Ft.)

3250.00

Lot Size (Acres)

0.07

Roof

Other

Heating

Floor Furnace, Forced Air, Natural Gas

Restrictions
None Known

Welcome to 319 50th Street in the heart of Edson! This historic two-story retail building, constructed in 1912, offers a unique investment opportunity with exposure to Highway 16 westbound. One of the original retail buildings on Main Street, this 3250 square-foot property has been upgraded through the years and most recently in 2014. The main floor is currently leased to a local print shop, offering 1839 square feet of finished space with two 2-piece bathrooms featuring ceramic tile flooring. The space boasts vinyl plank flooring, newly painted drywall, and original wood wainscotting, creating a charming and inviting atmosphere for customers. The second floor is leased to a yoga studio, providing another 1875 square feet of finished space. The studio room features 11 1/2-foot ceiling height with original tin embossed tile, original plaster crown moldings, and a combination of original wood and vinyl plank flooring. The space also includes two 3-piece bathrooms, one with a shower, partial kitchen with office or retail space making it a versatile area for various businesses or tenants. This property is equipped with updated electrical, plumbing, two forcedair furnaces, an AC unit, and two Bradford 40-gallon natural gas hot water tanks, ensuring a comfortable and efficient environment for your tenants. Don't miss this opportunity to own a piece of Edson's history and generate steady rental income. The current rental income is \$2625.00 per month gross on month-to-month leases. This property would make a great addition to your investment portfolio!

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