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## 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**  
 780-723-3100

 319 50 Street , Edson , Alberta T7E 1S9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 461
<b>Zoning</b> CBD - Central Business Di	<b>Subdivision</b> Edson	<b>Building Type</b> Retail
<b>Year Built</b> 1912	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1494AC	<b>Building Area (Sq. Ft.)</b> 3250.00
<b>Building Area (Sq. M.)</b> 301.93	<b>Lot Size (Sq. Ft.)</b> 3250	<b>Lot Size (Acres)</b> 0.07
<b>Footprint (Sq. Ft.)</b> 3250	<b>Construction Type</b> Brick,Concrete,Wood Siding	<b>Roof</b> Other
<b>Foundation</b> Perimeter Wall,Poured Concrete,Wood	<b>Cooling</b> Central Air	<b>Heating</b> Floor Furnace,Forced Air,Natural Gas
<b>Access to Property</b> Paved Road,Public	<b>Inclusions</b> none	<b>Restrictions</b> None Known
<b>Reports</b> Title		

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 wainscoting, 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 forced-air 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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