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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**  
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 CENTURY 21 TWIN REALTY  
 780-723-3100

 319 50 Street , Edson , Alberta T7E 1S9

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| <b>Transaction Type</b><br>For Sale                      | <b>Title</b><br>Fee Simple                             | <b>Days On Market</b><br>400                           |
| <b>Zoning</b><br>CBD - Central Business Di               | <b>Subdivision</b><br>Edson                            | <b>Building Type</b><br>Retail                         |
| <b>Year Built</b><br>1912                                | <b>Structure Type</b><br>Retail                        | <b>Property Type</b><br>Commercial                     |
| <b>Property Sub Type</b><br>Retail                       | <b>Legal Plan</b><br>1494AC                            | <b>Building Area (Sq. Ft.)</b><br>3250.00              |
| <b>Building Area (Sq. M.)</b><br>301.93                  | <b>Lot Size (Sq. Ft.)</b><br>3250                      | <b>Lot Size (Acres)</b><br>0.07                        |
| <b>Footprint (Sq. Ft.)</b><br>3250                       | <b>Construction Type</b><br>Brick,Concrete,Wood Siding | <b>Roof</b><br>Other                                   |
| <b>Foundation</b><br>Perimeter Wall,Poured Concrete,Wood | <b>Cooling</b><br>Central Air                          | <b>Heating</b><br>Floor Furnace,Forced Air,Natural Gas |
| <b>Access to Property</b><br>Paved Road,Public           | <b>Inclusions</b><br>none                              | <b>Restrictions</b><br>None Known                      |
| <b>Reports</b><br>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 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 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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