

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.

419 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
28120

MLS ID:
A2135865

\$790,000



 **KAREN SPENCER-MILLER**
 (780) 723-3100

 CENTURY 21 TWIN REALTY
 780-723-3100

 419 50 Street , Edson , Alberta T7E 1T3

Transaction Type For Sale	Title Fee Simple	Days On Market 398
Zoning CBD	Subdivision Edson	Building Type Commercial Mix,Retail
Year Built 1965	Structure Type Retail	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1494ac	Building Area (Sq. Ft.) 10074.00
Building Area (Sq. M.) 935.90	Lot Size (Sq. Ft.) 8938	Lot Size (Acres) 0.21
Construction Type Concrete,Metal Siding	Roof Asphalt	Foundation Block,Poured Concrete
Heating Forced Air,Natural Gas	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route	Inclusions None
Restrictions None Known	Reports Aerial Photos,Floor Plans	

This versatile commercial building offers an impressive gross building area of over 10,000 square feet on the main level with over 17,000 square feet of rentable space across three floors. Ideally situated in the heart of the downtown core, this property boasts a prime location with direct access from Main Street, right across from the main post office and just off Highway 16. The entire main floor is currently utilized as a vibrant sports store, offering ample retail space that benefits from high foot traffic. THIS SPACE CAN BE AVAILABLE FOR LEASE FOR THE RIGHT TENANT. The open layout provides flexibility for a variety of retail operations. The second floor offers a blend of functional spaces, including an office, storage area and full bathroom. Additionally, there is an expansive open floor space that is perfect for use as additional office space or could be transformed into a yoga studio, capitalizing on the growing wellness market. A standout feature of this property is the basement, home to a long-established bowling alley that has been a staple in the community for many years. This entertainment venue not only provides a steady income stream but also draws consistent traffic to the building, enhancing the visibility and attractiveness of the other rentable spaces. Strategically positioned in the main shopping area of the downtown core, this building benefits from excellent visibility and accessibility. Its proximity to major roads and key amenities such as the post office makes it a convenient and attractive destination for both businesses and customers. With its diverse range of spaces, this commercial building presents a compelling investment opportunity. The mixed-use nature allows for multiple revenue streams and potential for future development or reconfiguration to meet market demands. Whether you are looking to expand your commercial real estate portfolio or establish a presence in a thriving downtown location, this property offers significant potential and versatility. Don't miss the opportunity to invest in a cornerstone of this vibrant community.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.