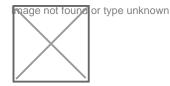


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4926 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 28143

MLS ID: A2137168

\$1,250,000



△ SHARON HAWBOLDT

(780) 712-9122

■ CENTURY 21 TWIN REALTY

780-723-3100

4926 1 Avenue, Edson, Alberta T7E 1V5

Transaction Type Title Days On Market

For Sale Fee Simple 288

Building Type

Zoning Subdivision Commercial Mix,Low Rise (2-4

CBD - Central Business Di

NONE

stories),Mixed Use,Office
Building,Retail,Street Level

Storefront, Walk-up

Year Built Structure Type Property Type
1978 Office Commercial

Property Sub TypeLegal PlanOffice (Sq. Ft.)Office1494AC10500.0000

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

14000.00 1300.63 13998

Lot Size (Acres) Construction Type Electric

0.32 Concrete 200 Amp Service, Single Phase

 Heating
 Back Lane, City Lot, Low Maintenance
 Elevator Freight, Elevator

 Overhead Heater(s), Natural Gas, Other
 Landscape, Level, Street
 Passenger, Emergency

Overhead Heater(s),Natural Gas,Other Landscape,Level,Street Passenger,Emergency
Lighting,Paved,Private Lighting,Storefront

Accessible to Major Traffic Route,Back Inclusions Restrictions

Alley Access,Airport Nearby,Front and
Rear Drive access,Direct Access,Major
Shopping Nearby,Paved Road

None Known

Reports
Floor Plans

Access to Property

INVESTORS! 14,000 Square Foot Multi Tenant Two Story Office/Retail Building located in the downtown core in the Town of Edson on 3 Lots with HIGHWAY EXPOSURE off of busy 2nd Avenue. The building is 100% leased and currently set up for six tenants. Three large separate office spaces on the 2nd level and 3 office/retail spaces on the main level facing 1st Avenue. Great investment opportunity with existing long term tenants. Very well maintained clean building with front and back entry, elevator, common area bathrooms for the 2nd level and storage. Plenty of parking at the back of this building with 17 covered powered parking spots and good customer parking along the front. Too many features to list, a full information package is available! "FIRST AVENUE BUILDING"

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