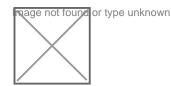


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location Edson, Alberta Listing ID: 28268

MLS ID: A2146094

\$1,775,000



- **△** SHARON HAWBOLDT
- **(780)** 712-9122
- ☑ CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 24 50 Street , Edson , Alberta T7E 1X7

Transaction Type Title Days On Market

For Sale Fee Simple 525

Business TypeZoningSubdivisionMixedCBD - Central Business DiNONE

Building Type

Storefront, Walk-up

Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office

Year Built

1980

Structure Type

Mixed Use

Building,Retail,Street Level

Property Type Property Sub Type Legal Plan
Commercial Mixed Use 1494AC

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

12500.00 1161.28 9750

Lot Size (Acres) Construction Type Foundation

0.22 Concrete Slab

Access to Property

Heating On Major Traffic Route,Paved Inclusions

Forced Air, Natural Gas

Road, Public

RestrictionsReportsNone KnownFloor Plans

COMMERCIAL INVESTMENT!.. LONG TERM ANCHOR TENANTS!.. DOWNTOWN LOCATION!.. HIGHWAY 16 FRONTAGE!.. This 12,500+- sq. ft. Two Story Retail Strip/Multi-Tenant Office Building is zoned C-1 Commercial and sits on a 9750 sq. ft. lot located on Main Street (50th Street) in downtown Edson at the lights on the corner of 50th and 2nd Avenue (Hwy 16 Eastbound). The main level features three tenants, including the RBC Bank of Canada. The second level has Five additional tenants including a

busy longstanding Dental office. One additional office/retail space is available for lease or could be used for your own purposes. Covered/uncovered parking available at the back of the building and street parking available. Many upgrades have been completed over the past several years including the roof, rooftop furnace/air conditioning units, bathroom upgrades, some office renovations and paint. Feature Sheet available upon request.

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