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## 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  
 780-723-3100

 124 50 Street , Edson , Alberta T7E 1X7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 416
<b>Business Type</b> Mixed	<b>Zoning</b> CBD - Central Business Di	<b>Subdivision</b> NONE
<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Street Level Storefront,Walk-up	<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1494AC
<b>Building Area (Sq. Ft.)</b> 12500.00	<b>Building Area (Sq. M.)</b> 1161.28	<b>Lot Size (Sq. Ft.)</b> 9750
<b>Lot Size (Acres)</b> 0.22	<b>Construction Type</b> Concrete	<b>Foundation</b> Slab
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> On Major Traffic Route,Paved Road,Public	<b>Inclusions</b> none
<b>Restrictions</b> None Known	<b>Reports</b> Floor 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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