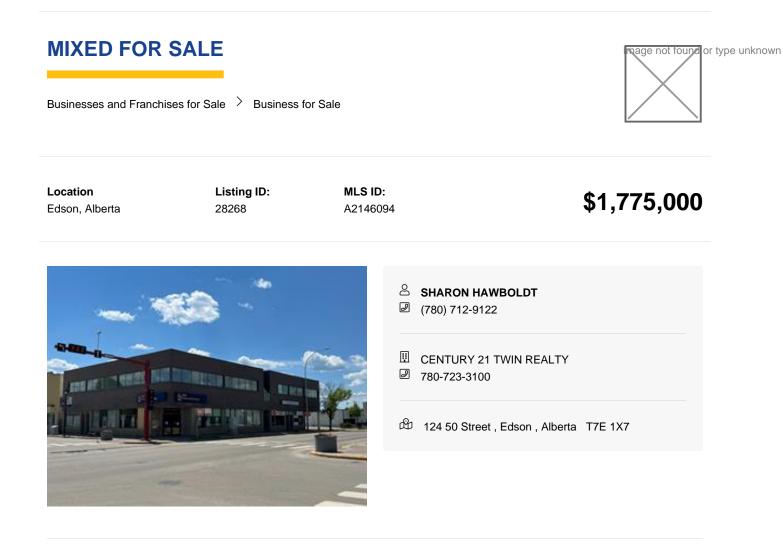


Generated: Aug 29, 2025, 7:56:12

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Transaction Type	Title	Days On Market
For Sale	Fee Simple	416
Business Type	Zoning	Subdivision
Mixed	CBD - Central Business Di	NONE
Building Type Commercial Mix,Low Rise (2-4		<b>0</b>
stories),Mixed Use,Office	Year Built 1980	Structure Type Mixed Use
Building,Retail,Street Level Storefront,Walk-up		
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
<b>Heating</b> Forced Air,Natural Gas	Access to Property On Major Traffic Route,Paved Road,Public	Inclusions none
Restrictions	Reports	

Floor Plans

None Known

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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