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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

Transaction Type For Sale	Title Fee Simple	Days On Market 525
Business Type Mixed	Zoning CBD - Central Business Di	Subdivision NONE
Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Street Level Storefront,Walk-up	Year Built 1980	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1494AC
Building Area (Sq. Ft.) 12500.00	Building Area (Sq. M.) 1161.28	Lot Size (Sq. Ft.) 9750
Lot Size (Acres) 0.22	Construction Type Concrete	Foundation Slab
Heating Forced Air,Natural Gas	Access to Property On Major Traffic Route,Paved Road,Public	Inclusions none
Restrictions None Known	Reports 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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