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4618-4622 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta



Listing ID:
29001


MLS ID:
A2179613

\$840,000



 **SHARON HAWBOLDT**
 (780) 712-9122

 CENTURY 21 TWIN REALTY
 780-723-3100

 4618-4622 4 Avenue , Edson , Alberta T7E 1C7

Transaction Type

For Sale

Days On Market

399

Zoning

C2 - Service Commercial

Subdivision

NONE

Building TypeFree-Standing,Mixed Use,Office
Building,Retail,Street Level Storefront**Year Built**

2005

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

3364AC

Building Area (Sq. Ft.)

3166.82

Building Area (Sq. M.)

294.20

Construction Type

Concrete,Wood Frame

Roof

Metal

Foundation

Poured Concrete,Slab

Cooling

Central Air

HeatingBoiler,Floor Furnace,Forced Air,Natural
Gas**Lot Features**Landscaped,Level,Low Maintenance
Landscape,Paved,Street Lighting**Access to Property**Back Alley Access,Front and Rear Drive
access,Direct Access,On Major Traffic
Route,Paved Road,Visual Exposure**Inclusions**

Roll Shutters, Overhead sign

Restrictions

None Known

Reports

Floor Plans

Investment Opportunity!! Multi Unit Commercial Building located on Highway 16 Westbound. 3200 square foot building separated into two 1600 sq ft retail locations with centre firewall, zoned C-2 Service Commercial and an adjacent Residential Home with double car garage zoned R-2 General Residential. The East side unit was completely renovated 4 years ago and is leased to a local communications store. It features a large front retail space with new ceramic tile throughout, 2-pc bathroom, 2-offices, full kitchen with new cabinets & appliances, utility room and storage. 8 Ft overhead door for future shop use if required. The West side is leased to a local Water Store and consists of a large front retail space, water disbursement vending machine room open 24 hours, office, 2-pc bathroom, kitchenette, storage and shop bay with 2-overhead doors. Each location has plenty of staff and customer parking, security roll shutters, large digital overhead sign, air conditioning, separate power meters, floor furnace, plus a shared boiler for in-floor heat (gas, water, sewer are shared). Also included is a 2-Bedroom, 1-Bathroom adjacent House with Dbl Detached Garage on a 7000 sq.ft lot. The house is rented, well maintained and has a newer tin roof, some windows, furnace in 2023, and HWT in 2024. Additional lease information available to interested buyers.

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