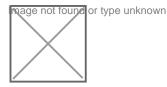


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

112 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 29352

MLS ID: A2194098

\$315,000



- **△** ELAINE TAYLOR
- **(780)** 712-9781
- ROYAL LEPAGE EDSON REAL ESTATE
- **2** 780-723-3186
- 112 50 Street , Edson , Alberta T7E 1V1

Transaction Type

For Sale

Title

Fee Simple

Days On Market

77

Zoning CBD

Subdivision

Edson

Building Type

Office Building, Retail

Building Area (Sq. Ft.)

Year Built

Structure Type

Property Type

2019

Mixed Use

Commercial

Property Sub Type

Mixed Use

Legal Plan

1494AC

1988.00

Building Area (Sq. M.)

184.69

Lot Size (Sq. Ft.)

Lot Size (Acres)

0.15

Construction Type

Metal Siding ,Wood Frame,Wood Siding

Roof

6500

Asphalt Shingle

Foundation

Poured Concrete, Slab

Electric

100 Amp Service

Cooling

None

Heating

Baseboard, Electric, Forced Air, Natural

Gas

Lot Features

Back Lane, City Lot, Level, Paved, Yard

Lights

Commercial Amenities

Storefront

Access to Property

Back Alley Access, Paved Road, Public

Inclusions

Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Light Fixtures

Restrictions None Known

Reports

Building Plans

Prime location for your business! Located on Main Street just south of the lights at 2nd Avenue - the eastbound Hwy 16 through town. With CBD-Central Business District zoning, this building can be utilized for many uses including office space, retail, personal service or a minor eating/drinking establishment. Built in 2019, this building offers a modern space for you to create the perfect set up for your business. Main floor features an open area with front door access off Main Street and a back entrance, a large 2-piece washroom and the mechanical room. Features include lots of recessed lighting, baseboard heat and a furnace, commercial grade vinyl plank flooring throughout, and large windows on the front of the building that provide lots of light and an excellent spot for retail displays. Retail space is approximately 708 sq. ft. At the back of the building there's access to the upstairs which is fully finished into a 2 bedroom suite for surveillance or perhaps a space for a personal service business (approximately 902 sq. ft). There's a large kitchen with stainless appliances, open and bright living area across the front of the building, 2 large bedrooms, a 4-piece bathroom and a storage area/laundry room. The exterior of the building is metal clad with wood accents and has a large, paved parking lot at the back with plenty of stalls.

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