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112 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
29352

MLS ID:
A2194098

\$315,000



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 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
Year Built 2019	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1494AC	Building Area (Sq. Ft.) 1988.00
Building Area (Sq. M.) 184.69	Lot Size (Sq. Ft.) 6500	Lot Size (Acres) 0.15
Construction Type Metal Siding ,Wood Frame,Wood Siding	Roof 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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