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## 7028 4 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Edson, Alberta

**Listing ID:**  
29365

**MLS ID:**  
A2194331

**\$850,000**



 **SHARON HAWBOLDT**  
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 CENTURY 21 TWIN REALTY  
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 7028 4 Avenue , Edson , Alberta T7E 1N3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 437
<b>Zoning</b> DC-O - Direct Control Ope	<b>Subdivision</b> NONE	<b>Year Built</b> 2012
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8020649	<b>Building Area (Sq. Ft.)</b> 6600.00	<b>Building Area (Sq. M.)</b> 613.15
<b>Lot Size (Sq. Ft.)</b> 15640	<b>Lot Size (Acres)</b> 0.36	<b>Footprint (Sq. Ft.)</b> 6600
<b>Construction Type</b> Aluminum Siding ,Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Heating</b> Floor Furnace,Forced Air,Natural Gas,Radiant
<b>Access to Property</b> Public	<b>Inclusions</b> none	<b>Restrictions</b> None Known

**Reports**  
Aerial Photos

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.

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