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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
- **(780)** 712-9122
- □ CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 7028 4 Avenue, Edson, Alberta T7E 1N3

**Transaction Type** 

For Sale

Zoning

DC-O - Direct Control Ope

**Structure Type** 

Industrial

Legal Plan 8020649

Lot Size (Sq. Ft.)

15640

**Construction Type** 

Aluminum Siding ,Wood Frame

**Access to Property** 

Public

Reports
Aerial Photos

Title

Fee Simple

Subdivision

NONE

Property Type Commercial

6600.00

Lot Size (Acres)

Building Area (Sq. Ft.)

0.36

Roof

Asphalt Shingle

Inclusions none **Days On Market** 

266

Year Built

2012

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

613.15

Footprint (Sq. Ft.)

6600

Heating

Floor Furnace, Forced Air, Natural

Gas, Radiant

Restrictions
None Known

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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