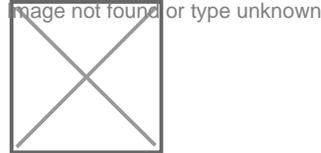


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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
 780-723-3100

 7028 4 Avenue , Edson , Alberta T7E 1N3

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