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## 5614 2 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Edson, Alberta

**Listing ID:**  
30412

**MLS ID:**  
A2217428

**\$329,000**



 **KAREN SPENCER-MILLER**  
 (780) 723-3100

 **CENTURY 21 TWIN REALTY**  
 780-723-3100

 **5614 2 Avenue , Edson , Alberta T7E 1L8**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	276	13
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
NONE	Free-Standing,Home-Based,Mixed Use	1951
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
461AJ	856.97	79.61
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Roof</b>
14000	0.32	Asphalt Shingle
<b>Foundation</b>	<b>Heating</b>	<b>Inclusions</b>
Poured Concrete	Floor Furnace,Forced Air,Natural Gas	Refrigerator, Stove, Washer, Dryer
<b>Restrictions</b>	<b>Reports</b>	
None Known	Aerial Photos,Floor Plans	

Great Investment Opportunity! This 14,000 sq ft, C-3 Highway Commercial lot offers excellent visibility and easy access off highway 16 and is within walking distance of Edson's Business district. The building offers a welcoming and professional entrance to a front reception/office or retail space that is ideal for showcasing products or services, 2 pet grooming rooms or versatile spaces that can be used for offices or various business needs, storage for large freezers and 4pc bathroom. Downstairs will nicely accommodate additional treatment rooms or surveillance suite and houses a second bathroom, laundry facilities (new washer & dryer), Kitchenette (new fridge & stove) and storage. Numerous upgrades including newer windows, HW tank in 2023, electrical panel (upgraded to 100 amp) and added a 30-amp RV plug in 2022, roof shingles, fascia & eavestrough in 2014, Hot & Cold water available to yard and over 60 yards of gravel has been added to the yard. Lots of parking for your vehicles or equipment. There is a fabric Quonset for additional covered storage. This commercial property offers versatile spaces, modern upgrades, and prime highway exposure, making it an excellent opportunity for your business endeavors.

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