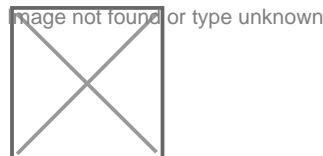


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

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