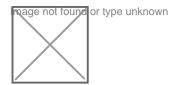


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5625 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 30499

MLS ID: A2219231

\$850,000



A KAREN SPENCER-MILLER

(780) 723-3100

■ CENTURY 21 TWIN REALTY

2 780-723-3100

跑 5625 4 Avenue, Edson, Alberta T7E 1L6

Transaction Type

For Sale

Title

Fee Simple

Days On Market

1

Zoning

C2 - Service Commercial

Subdivision

Edson

Building Type

Commercial Mix

Year Built

1977

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Retail

Legal Plan

461AJ

Building Area (Sq. Ft.)

5600.00

Building Area (Sq. M.)

520.25

Lot Size (Sq. Ft.)

36433

Lot Size (Acres)

0.84

Construction Type

Metal Frame

Roof Metal Foundation

Poured Concrete, Slab

Electric

200 Amp Service

Heating

Natural Gas, Radiant

Inclusions

None

Restrictions
None Known

Reports Title

Seize the opportunity to own five town lots strategically located along Edson's busiest highway—Highway 16. This high-visibility location offers exceptional exposure and is surrounded by major retail and service businesses, making it ideal for a wide range of commercial uses. The 5,600 sq ft building, originally constructed in 1977 and updated in 2020, was previously used as a service shop for a Honda dealership and is now well-suited for use as a service shop or storage facility. The property is zoned C2 – Service Commercial and offers prime potential for future development, providing an excellent opportunity for expansion or new construction. Don't miss this chance to invest in a highly visible, versatile commercial property in a growing and dynamic area.

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