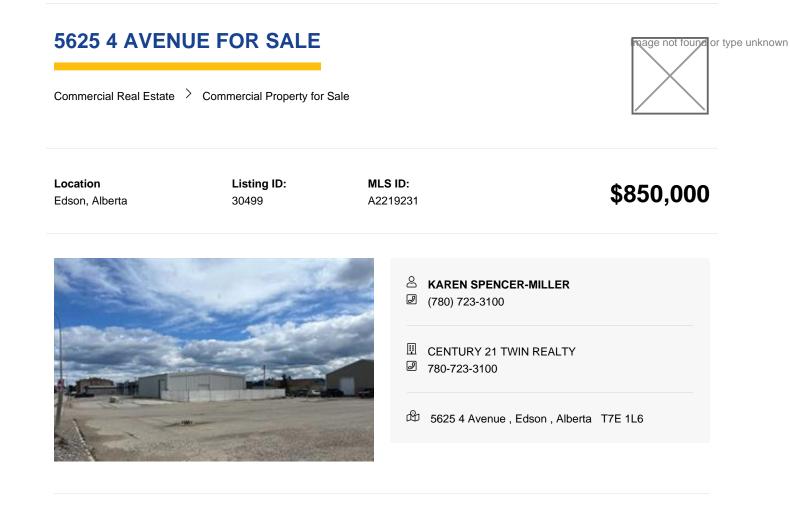


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The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



| Transaction Type<br>For Sale | <b>Title</b><br>Fee Simple | Days On Market<br>64    |
|------------------------------|----------------------------|-------------------------|
| Zoning                       | Subdivision                | Building Type           |
| 13                           | Edson                      | Commercial Mix          |
| Year Built                   | Structure Type             | Property Type           |
| 2005                         | Industrial                 | Commercial              |
| Property Sub Type            | Legal Plan                 | Building Area (Sq. Ft.) |
| Retail                       | 461AJ                      | 119.00                  |
| Building Area (Sq. M.)       | Lot Size (Sq. Ft.)         | Lot Size (Acres)        |
| 11.06                        | 36433                      | 0.84                    |
| Construction Type            | Roof                       | Foundation              |
| Metal Frame                  | Metal                      | Poured Concrete,Slab    |
| Electric                     | Heating                    | Inclusions              |
| 200 Amp Service              | Natural Gas, Radiant       | None                    |
| Restrictions                 | Reports                    |                         |
|                              | •                          |                         |

Title

None Known

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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