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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



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

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

 5625 4 Avenue , Edson , Alberta T7E 1L6

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|--|---------------------------------------|---|
| 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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