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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**



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 (780) 723-3100

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

 **5625 4 Avenue , Edson , Alberta T7E 1L6**

| <b>Transaction Type</b>       | <b>Title</b>              | <b>Days On Market</b>          |
|-------------------------------|---------------------------|--------------------------------|
| For Sale                      | Fee Simple                | 268                            |
| <b>Zoning</b>                 | <b>Subdivision</b>        | <b>Building Type</b>           |
| 13                            | Edson                     | Commercial Mix                 |
| <b>Year Built</b>             | <b>Structure Type</b>     | <b>Property Type</b>           |
| 2005                          | Industrial                | Commercial                     |
| <b>Property Sub Type</b>      | <b>Legal Plan</b>         | <b>Building Area (Sq. Ft.)</b> |
| Retail                        | 461AJ                     | 119.00                         |
| <b>Building Area (Sq. M.)</b> | <b>Lot Size (Sq. Ft.)</b> | <b>Lot Size (Acres)</b>        |
| 11.06                         | 36433                     | 0.84                           |
| <b>Construction Type</b>      | <b>Roof</b>               | <b>Foundation</b>              |
| Metal Frame                   | Metal                     | Poured Concrete,Slab           |
| <b>Electric</b>               | <b>Heating</b>            | <b>Inclusions</b>              |
| 200 Amp Service               | Natural Gas,Radiant       | None                           |
| <b>Restrictions</b>           | <b>Reports</b>            |                                |
| None Known                    | 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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