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

 5625 4 Avenue , Edson , Alberta T7E 1L6

Transaction Type For Sale	Title Fee Simple	Days On Market 268
Zoning 13	Subdivision Edson	Building Type Commercial Mix
Year Built 2005	Structure Type Industrial	Property Type Commercial
Property Sub Type Retail	Legal Plan 461AJ	Building Area (Sq. Ft.) 119.00
Building Area (Sq. M.) 11.06	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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