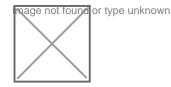


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4903 2 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 30677

MLS ID: A2223146

\$765,000



- **△** YVONNE BAYLEY
- **(780)** 723-1406
- CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 4903 2 Avenue E, Edson , Alberta T7E 1V4

Transaction Type Title Days On Market

For Sale Fee Simple 73

ZoningSubdivisionBuilding TypeC-1NONEFree-Standing

Year BuiltStructure TypeProperty Type1980Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 1494AC 5088.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

472.69 7000 0.16

Construction TypeElectricHeatingConcrete100 Amp Service, Single PhaseNatural Gas

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

VERSATILE Commercial Building with PRIME highway frontage!! Over 5000 square feet of retail space available, this stand alone building sits prominently on the corner of Hwy 16 and 49th Street In the downtown business core of Edson, Alberta. Newer roof (approximately 3 years old). Large windows on Hwy 16 for great exposure of your business. Lots of parking on 49th and around back of the Building. The property currently has 3 businesses including a gym, a photography studio and an upholstery store ALL with separate entrances. The Upholstery business area has a large mezanine, two offices, a reception area, a huge work area and a garage door for the convenience of pulling in a vehicle/boat/motorbike and furniture for indoor upholstering also has a 2 piece bathroom. The Studio has two storage rooms, a 2 piece bathroom, shower room and photography/work room. The front space (currently used as a gym) has a 33 x 41 approximate area for the gym plus a shower room, office, a 2 pece bathroom and mezzanine area for storage. This highly adaptable building features open floorplans, ample natural light and modern infrastructure making it ideal for a wide range of uses such as office, retail, creative studios, coworking hubs or even event venues and great show room space. It's prime location and flexible layout make it an ideal opportunity for entrepreneurs and investors alike.

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