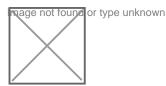


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5103 2 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 30763

MLS ID: A2225712

\$624,900



- **ROCHELLE KENNEDY**
- (780) 723-1112
- CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 🖄 5103 2 Avenue, Edson, Alberta T7E 1S9

Transaction Type Title Days On Market

For Sale Fee Simple 65

Zoning Subdivision Building Type

C-1 NONE Street Level Storefront

Year BuiltStructure TypeProperty Type1994Low Rise (2-4 stories)Commercial

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

Mixed Use 8123039 2432.48

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

225.98 22500 0.52

InclusionsRestrictionsReportsSEE ATTACHED LISTNone KnownFloor Plans

PRIME LOCATION ON HIGHWAY GOING EAST BOUND! Building and land for sale! Lot size is 22,500. Currently a restaurant. Great location and well maintained building/restaurant space. Over 2400 Sq feet of usable space. Shingles replaced approx 5 - 6 yrs ago. Ample parking! Sea can/storage at back of building. Great opportunity at great price! Appraisal from 2019 on file. Option to lease out extra space at rear of building (for example, pizza place or other). This building can be purchased alone or in addition to the Wok Box Franchise.

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