

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**
 780-723-3100

 5103 2 Avenue , Edson , Alberta T7E 1S9

| | | |
|---|---|---|
| Transaction Type For Sale | Title Fee Simple | Days On Market 65 |
| Zoning C-1 | Subdivision NONE | Building Type Street Level Storefront |
| Year Built 1994 | Structure Type Low Rise (2-4 stories) | Property Type Commercial |
| Property Sub Type Mixed Use | Legal Plan 8123039 | Building Area (Sq. Ft.) 2432.48 |
| Building Area (Sq. M.) 225.98 | Lot Size (Sq. Ft.) 22500 | Lot Size (Acres) 0.52 |
| Inclusions SEE ATTACHED LIST | Restrictions None Known | Reports Floor 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.