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5025 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
30827

MLS ID:
A2226703

\$1,650,000



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 **CENTURY 21 TWIN REALTY**
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 **5025 1 Avenue , Edson , Alberta T7E 1S9**

Transaction Type	Days On Market	Zoning
For Sale	248	CBD - Central Business Di
Subdivision	Nearest Town	Building Type
NONE	Edson	Commercial Mix
Year Built	Structure Type	Property Type
1980	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	7821927	19611.93
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1821.99	58370	1.34
Construction Type	Foundation	Heating
Concrete,Metal Siding	Poured Concrete	Natural Gas
Access to Property	Inclusions	Restrictions
Direct Access,On Major Traffic Route,Paved Road	None	None Known

Reports

Aerial Photos,Floor Plans

This multi-unit commercial building offers a unique investment opportunity in the heart of Edson's Central Business District. Sitting on 1.34 acres (58,202 sq ft), the property features a 19,800 sq ft steel frame and metal clad building, divided into 5 separate rental units. Current tenants include a gym, a professional office, and a furniture store, with availability for two additional tenants, providing excellent growth potential and flexibility for future uses. Built in 1980, the building boasts pile and grade beam construction with concrete floors and a steel frame, ensuring durability and low maintenance. Additional features include concrete walkways spanning the building front, asphalt paving covering the remaining lot with ample customer parking, and a paved staff parking area at the rear. Ideally located just half a block west of Edson's Main Street on 1st Avenue, this property offers excellent visibility and accessibility. This is a fantastic opportunity to secure well-located, income-producing property with strong existing tenants and room for expansion.

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