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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



 **KAREN SPENCER-MILLER**
 (780) 723-3100

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

 5025 1 Avenue , Edson , Alberta T7E 1S9

Transaction Type

For Sale

Days On Market

185

Zoning

CBD - Central Business Di

Subdivision

NONE

Nearest Town

Edson

Building Type

Commercial Mix

Year Built

1980

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

7821927

Building Area (Sq. Ft.)

19611.93

Building Area (Sq. M.)

1821.99

Lot Size (Sq. Ft.)

58370

Lot Size (Acres)

1.34

Construction Type

Concrete,Metal Siding

Foundation

Poured Concrete

Heating

Natural Gas

Access to PropertyDirect Access,On Major Traffic
Route,Paved Road**Inclusions**

None

Restrictions

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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