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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**
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 CENTURY 21 TWIN REALTY
 780-723-3100

 5025 1 Avenue , Edson , Alberta T7E 1S9

Transaction Type For Sale	Days On Market 308	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 Property Direct 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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