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## 4915 3 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Edson, Alberta



**Listing ID:**  
31502


**MLS ID:**  
A2243564

**\$409,000**



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 4915 3 Avenue , Edson , Alberta T7E 1E6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> 11
<b>Subdivision</b> Edson	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1952
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 1494AC	<b>Building Area (Sq. Ft.)</b> 6262.00	<b>Building Area (Sq. M.)</b> 581.75
<b>Lot Size (Sq. Ft.)</b> 17438	<b>Lot Size (Acres)</b> 0.40	<b>Construction Type</b> Aluminum Siding ,Concrete,Mixed,Wood Frame
<b>Roof</b> Flat	<b>Cooling</b> None	<b>Heating</b> Combination,Forced Air,Natural Gas
<b>Access to Property</b> Back Alley Access,Front and Rear Drive access,Direct Access	<b>Inclusions</b> na	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING! This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year. Contact your Realtor for information on the current income from these 2 buildings.

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