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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

Transaction Type

For Sale

Days On Market

125

Zoning

11

Subdivision

Edson

Building TypeCommercial Mix

Year Built 1952

Structure Type

Multi Unit

Property Type Commercial

Property Sub Type
Mixed Use

Legal Plan

1494AC

Building Area (Sq. Ft.)

6262.00

Building Area (Sq. M.)

581.75

Lot Size (Sq. Ft.)

17438

Lot Size (Acres)

0.40

Construction Type

Aluminum Siding ,Concrete,Mixed,Wood

Frame

Roof

Flat

Cooling None Heating

Combination, Forced Air, Natural Gas

Access to Property

Back Alley Access, Front and Rear Drive access, Direct Access

Inclusions

na

Restrictions

None Known

Reports

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.

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