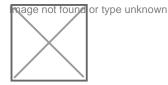


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4915 3 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Edson, Alberta Listing ID: 31502

MLS ID: A2243564

\$409,000



A KARI SHAND

**(780)** 712-2974

■ ROYAL LEPAGE EDSON REAL ESTATE

**2** 780-723-3186

4915 3 Avenue, Edson, Alberta T7E 1E6

**Transaction Type** 

For Sale

**Days On Market** 

11

1952

Zoning

i oi caic

Subdivision

Edson

**Building Type**Commercial Mix

**Property Type** 

Commercial

Year Built

Structure Type

Multi Unit

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. Contact your Realtor for information on the current income from these 2 buildings.

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