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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



 **KARI SHAND**
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 **ROYAL LEPAGE EDSON REAL ESTATE**
 780-723-3186

 **4915 3 Avenue , Edson , Alberta T7E 1E6**

| | | |
|---|--------------------------------|--|
| Transaction Type | Days On Market | Zoning |
| For Sale | 186 | 11 |
| Subdivision | Building Type | Year Built |
| Edson | Commercial Mix | 1952 |
| Structure Type | Property Type | Property Sub Type |
| Multi Unit | Commercial | Mixed Use |
| Legal Plan | Building Area (Sq. Ft.) | Building Area (Sq. M.) |
| 1494AC | 6262.00 | 581.75 |
| Lot Size (Sq. Ft.) | Lot Size (Acres) | Construction Type |
| 17438 | 0.40 | Aluminum Siding ,Concrete,Mixed,Wood Frame |
| Roof | Cooling | Heating |
| Flat | None | Combination,Forced Air,Natural Gas |
| Access to Property | Inclusions | Restrictions |
| Back Alley Access,Front and Rear Drive access,Direct Access | na | 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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