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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**
 (780) 712-2974

 ROYAL LEPAGE EDSON REAL ESTATE
 780-723-3186

 4915 3 Avenue , Edson , Alberta T7E 1E6

Transaction Type

For Sale

Days On Market

186

Zoning

11

Subdivision

Edson

Building Type

Commercial 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 TypeAluminum Siding ,Concrete,Mixed,Wood
Frame**Roof**

Flat

Cooling

None

Heating

Combination,Forced Air,Natural Gas

Access to PropertyBack 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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