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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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 ROYAL LEPAGE EDSON REAL ESTATE
 780-723-3186

 4915 3 Avenue , Edson , Alberta T7E 1E6

Transaction Type For Sale	Days On Market 311	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 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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