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419 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta



Listing ID:
31866

MLS ID:
A2252006

\$725,000



 **SHARON HAWBOLDT**
 (780) 712-9122

 CENTURY 21 TWIN REALTY
 780-723-3100

 419 50 Street , Edson , Alberta T7E 1N7

Transaction Type For Sale	Title Fee Simple	Days On Market 169
Zoning CBD	Subdivision NONE	Building Type Commercial Mix,Free-Standing,Low Rise (2-4 stories),Retail
Year Built 1963	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1494AC	Building Area (Sq. Ft.) 10074.00
Building Area (Sq. M.) 935.90	Lot Size (Sq. Ft.) 8938	Lot Size (Acres) 0.21
Construction Type Concrete,Metal Siding	Roof Asphalt Shingle	Foundation None,Poured Concrete
Heating Forced Air,Natural Gas	Access to Property Front and Rear Drive access,Direct Access,Paved Road,Public,Two-Way Access	Inclusions none
Restrictions None Known	Reports None	

Discover an exceptional opportunity in the heart of downtown with this expansive commercial property offering over 17,000 sq. ft. across three levels. The main floor alone provides more than 10,000 sq. ft. of open, adaptable space—ready to accommodate a wide range of retail or business ventures. Its prime location on Main Street, directly across from the post office and just steps from Highway 16, ensures maximum visibility and foot traffic. The second level combines practicality and flexibility with a private office, storage area, and full bathroom, alongside a large open space suitable for professional offices, collaborative work areas, or even a specialty studio. Adding to the building's appeal is the lower level, home to a well-established bowling alley that has long been a cornerstone of the community, offering both built-in revenue and nostalgic charm. Positioned in the bustling downtown shopping district, this property benefits from excellent accessibility, high exposure, and close proximity to key amenities. Whether you're an investor seeking a versatile addition to your portfolio or a business owner searching for a flagship location, this property offers unmatched potential in a thriving core location.

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