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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

\$750,000



SHARON HAWBOLDT

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419 50 Street , Edson , Alberta T7E 1N7

Transaction Type

For Sale

Title

Fee Simple

Days On Market

83

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.)

Lot Size (Sq. Ft.) 8938

Lot Size (Acres)

0.21

935.90

Heating

Roof Asphalt Shingle **Foundation**

None.Poured Concrete

Construction Type Concrete, Metal Siding

Forced Air, Natural Gas

Access to Property Front and Rear Drive access, Direct

Access, Paved Road, Public, Two-Way

Access

Inclusions

none

Restrictions

Reports

None Known 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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