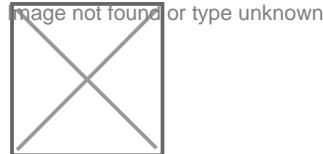


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419 50 STREET FOR SALE

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