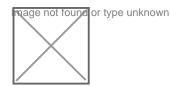


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419 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 31866

MLS ID: A2252006

\$750,000



△ SHARON HAWBOLDT

(780) 712-9122

■ CENTURY 21 TWIN REALTY

2 780-723-3100

de 419 50 Street , Edson , Alberta T7E 1N7

Transaction Type

Title

Days On Market

22

For Sale

Fee Simple

Building Type

Zoning CBD

Subdivision NONE

Commercial Mix, Free-Standing, Low

Rise (2-4 stories), Retail

Year Built

1963

Structure Type

Property Type

Low Rise (2-4 stories)

Commercial

Property Sub Type

Legal Plan 1494AC

Building Area (Sq. Ft.)

10074.00

Mixed Use

Lot Size (Sq. Ft.)

Building Area (Sq. M.)

Lot Size (Acres)

935.90

8938

0.21

Construction Type

Roof

Foundation

Concrete, Metal Siding

Asphalt Shingle

None.Poured Concrete

Access to Property

Heating Forced Air, Natural Gas 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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