

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4802-06 3RD AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Edson, Alberta

**Listing ID:**  
32508

**MLS ID:**  
A2264339

**\$690,000**



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

 **CENTURY 21 TWIN REALTY**  
 780-723-3100

 **4802-06 3rd Avenue , Edson , Alberta T7E 1C2**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	86	C-2 Service Commercial
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
NONE	Free-Standing	1977
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Multi Unit	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
1494AC	7200.00	668.90
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Roof</b>
14000	0.32	Tar/Gravel
<b>Access to Property</b>		
Accessible to Major Traffic Route,Front and Rear Drive access,Direct Access,Paved Road,Public	<b>Inclusions</b> none	<b>Restrictions</b> None Known
<b>Reports</b>		
Title		

This fully updated 7,200 sq. ft. multi-unit commercial building is zoned C-2 (Service Commercial) and offers a turn-key investment with two fully leased units occupied by long-term, reliable tenants. Each unit features office or retail space, private washrooms, and large shop bays with 14 ft overhead doors—ideal for a variety of service or light industrial uses. The property boasts high visibility, ample customer parking at the front, alley access, and additional staff parking at the rear. With its excellent location, strong tenant base, and consistent rental income, this property is a solid addition to any investment portfolio.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.