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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

Transaction Type

For Sale

Days On Market

86

Zoning

C-2 Service Commercial

Subdivision

NONE

Building Type

Free-Standing

Year Built

1977

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1494AC

Building Area (Sq. Ft.)

7200.00

Building Area (Sq. M.)

668.90

Lot Size (Sq. Ft.)

14000

Lot Size (Acres)

0.32

Roof

Tar/Gravel

Access to Property

Accessible to Major Traffic Route,Front
and Rear Drive access,Direct
Access,Paved Road,Public

Inclusions

none

Restrictions

None Known

Reports

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.

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