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4903 2 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
32727

MLS ID:
A2268457

\$765,000



 **YVONNE BAYLEY**
 (780) 723-1406

 CENTURY 21 TWIN REALTY
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 4903 2 Avenue E, Edson , Alberta T7E 1V4

Transaction Type For Sale	Title Fee Simple	Days On Market 187
Zoning C-1	Subdivision NONE	Building Type Free-Standing
Year Built 1980	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1494AC	Building Area (Sq. Ft.) 5088.00
Building Area (Sq. M.) 472.69	Lot Size (Sq. Ft.) 7000	Lot Size (Acres) 0.16
Construction Type Concrete	Electric 100 Amp Service,Single Phase	Heating Natural Gas
Inclusions none	Restrictions None Known	Reports Floor Plans,Title

VERSATILE Commercial Building with PRIME highway frontage!! Over 5000 square feet of retail space available, this stand alone building sits prominently on the corner of Hwy 16 and 49th Street In the downtown business core of Edson, Alberta. Newer roof (approximately 3 years old). Large windows on Hwy 16 for great exposure of your business. Lots of parking on 49th and around back of the Building. The property currently has 3 businesses including a gym, a photography studio and an upholstery store ALL with separate entrances. The Upholstery business area has a large mezzanine, two offices, a reception area, a huge work area and a garage door for the convenience of pulling in a vehicle/boat/motorbike and furniture for indoor upholstering also has a 2 piece bathroom. The Studio has two storage rooms, a 2 piece bathroom, shower room and photography/work room. The front space (currently used as a gym) has a 33 x 41 approximate area for the gym plus a shower room, office, a 2 pece bathroom and mezzanine area for storage. This highly adaptable building features open floorplans, ample natural light and modern infrastructure making it ideal for a wide range of uses such as office, retail, creative studios, coworking hubs or even event venues and great show room space. It's prime location and flexible layout make it an ideal opportunity for entrepreneurs and investors alike.

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