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5529 3 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
33278

MLS ID:
A2273938

\$360,000



 **SHARON HAWBOLDT**
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 CENTURY 21 TWIN REALTY
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 5529 3 Avenue , Edson , Alberta T7E1L6

Transaction Type For Sale	Days On Market 147	Zoning C2
Subdivision NONE	Year Built 1981	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Retail	Legal Plan 461AJ
Building Area (Sq. Ft.) 2789.00	Building Area (Sq. M.) 259.10	Inclusions none
Restrictions None Known	Reports None	

Ideally positioned between two major highways, this commercial property offers outstanding visibility and easy access. The building features a flexible office, retail, or reception area paired with a spacious warehouse equipped with bay doors. A functional floor plan provides the option to divide the space into two separate units, creating potential for an additional revenue stream. The partially fenced yard and rear alley access allow for convenient truck maneuvering and efficient customer access, while ample on-street parking supports walk-in traffic. Situated close to all key amenities—including shopping, restaurants, hotels, and service stations—this property is well-suited for a wide range of business operations.

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