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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**  
 (780) 712-9122

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

 **5529 3 Avenue , Edson , Alberta T7E1L6**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	23	C2
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
NONE	1981	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Retail	461AJ
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
2789.00	259.10	none
<b>Restrictions</b>	<b>Reports</b>	
None Known	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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