

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.

## 319 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Edson, Alberta

**Listing ID:**  
33487

**MLS ID:**  
A2277957

**\$278,500**



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

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

 **319 50 Street , Edson , Alberta T7E 1S9**

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	22
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
CBD - Central Business Di	Edson	Retail
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1912	Retail	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Retail	1494AC	3250.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
301.93	3250	0.07
<b>Footprint (Sq. Ft.)</b>	<b>Construction Type</b>	<b>Roof</b>
3250	Brick,Concrete,Wood Siding	Other
<b>Foundation</b>	<b>Cooling</b>	<b>Heating</b>
Perimeter Wall,Poured Concrete,Wood	Central Air	Floor Furnace,Forced Air,Natural Gas
<b>Access to Property</b>	<b>Inclusions</b>	<b>Restrictions</b>
Paved Road,Public	none	None Known
<b>Reports</b>		
Title		

Welcome to 319 50th Street in the heart of Edson. This historic two-storey retail building, constructed in 1912, is one of the original buildings on Main Street and offers excellent exposure to westbound Highway 16. With approximately 3,250 square feet of developed space, the property has been upgraded over the years, most recently in 2014, while still preserving its original character and charm. The main floor consists of 1,600+ square feet and is currently leased to a local print shop. This space features vinyl plank flooring, freshly painted drywall, original wood wainscoting, and two 2-piece bathrooms with ceramic tile flooring, creating a welcoming and functional retail environment. The second floor is leased to a yoga studio and provides approximately 1,600+ square feet of finished space, highlighted by impressive 11.5-foot ceilings, original tin embossed ceiling tiles, plaster crown moldings, and a mix of original hardwood and vinyl plank flooring. This level also includes two 3-piece bathrooms, one with a shower, a partial kitchen, and additional office or retail space, offering versatility for a variety of uses. The building is equipped with updated electrical and plumbing, two forced-air furnaces, an air conditioning unit, and two Bradford 40-gallon natural gas hot water tanks, ensuring comfort and efficiency for tenants. The property currently generates \$2,625 per month in gross rental income on month-to-month leases, making it an excellent investment opportunity and a chance to own a well-maintained piece of Edson's history.

**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.