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4618-4622 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
33783

MLS ID:
A2282120

\$825,000



 **SHARON HAWBOLDT**
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 **CENTURY 21 TWIN REALTY**
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 4618-4622 4 Avenue , Edson , Alberta T7E 1C7

Transaction Type For Sale	Days On Market 1	Zoning C2 - Service Commercial
Subdivision NONE	Building Type Free-Standing,Mixed Use,Office Building,Retail,Street Level Storefront	Year Built 2005
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 3364AC	Building Area (Sq. Ft.) 3167.00	Building Area (Sq. M.) 294.22
Construction Type Concrete,Wood Frame	Roof Metal	Foundation Poured Concrete,Slab
Cooling Central Air	Heating Boiler,Floor Furnace,Forced Air,Natural Gas	Lot Features Landscaped,Level,Low Maintenance Landscape,Paved,Street Lighting
Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route,Paved Road,Visual Exposure	Inclusions Roll shutters, Overhead sign	Restrictions None Known
Reports Floor Plans		

Investment Opportunity!! Multi Unit Commercial Building located on Highway 16 Westbound. 3200 square foot building separated into two 1600 sq ft retail locations with centre firewall, zoned C-2 Service Commercial and an adjacent Residential Home with double car garage zoned R-2 General Residential. The East side unit was completely renovated 4 years ago and is leased to a local communications store. It features a large front retail space with new ceramic tile throughout, 2-pc bathroom, 2-offices, full kitchen with new cabinets & appliances, utility room and storage. 8 Ft overhead door for future shop use if required. The West side is leased to a local Water Store and consists of a large front retail space, water disbursement vending machine room open 24 hours, office, 2-pc bathroom, kitchenette, storage and shop bay with 2-overhead doors. Each location has plenty of staff and customer parking, security roll shutters, large digital overhead sign, air conditioning, separate power meters, floor furnace, plus a shared boiler for in-floor heat (gas, water, sewer are shared). Also included is a 2-Bedroom, 1-Bathroom adjacent House with Dbl Detached Garage on a 7000 sq.ft lot. The house is rented, well maintained and has a newer tin roof, some windows, furnace in 2023, and HWT in 2024. Additional lease information available to interested buyers.

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