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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  
 780-723-3100

 4618-4622 4 Avenue , Edson , Alberta T7E 1C7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 65	<b>Zoning</b> C2 - Service Commercial
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Mixed Use,Office Building,Retail,Street Level Storefront	<b>Year Built</b> 2005
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 3364AC	<b>Building Area (Sq. Ft.)</b> 3167.00	<b>Building Area (Sq. M.)</b> 294.22
<b>Construction Type</b> Concrete,Wood Frame	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete,Slab
<b>Cooling</b> Central Air	<b>Heating</b> Boiler,Floor Furnace,Forced Air,Natural Gas	<b>Lot Features</b> Landscaped,Level,Low Maintenance Landscape,Paved,Street Lighting
<b>Access to Property</b> Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route,Paved Road,Visual Exposure	<b>Inclusions</b> Roll shutters, Overhead sign	<b>Restrictions</b> None Known
<b>Reports</b> 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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