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5103 2 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
33913

MLS ID:
A2284473

\$509,900



 **ROCHELLE KENNEDY**
 (780) 723-1112

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

 **5103 2 Avenue , Edson , Alberta T7E 1S9**

Transaction Type	Title	Zoning
For Sale	Fee Simple	C-1
Subdivision	Building Type	Year Built
NONE	Street Level Storefront	1994
Structure Type	Property Type	Property Sub Type
Low Rise (2-4 stories)	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8123039	2432.00	225.94
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
22500	0.52	SEE LIST UNDER DOCUMENTS TAB
Restrictions	Reports	
None Known	None	

HUGE PRICE DROP! *****PRIME LOCATION ON HIGHWAY GOING EAST BOUND! Building and land for sale at an amazing price! Lot size is 22,500 (over half of an acre)!. Great mid town location and well maintained building/restaurant space for your business. Over 2400 Sq feet of interior space. Shingles replaced approx 5 - 6 yrs ago. Tonnes of parking! Sea can/storage at back of building. Great opportunity at AMAZING price! Appraisal from 2019 on file. Option to lease out extra space at rear of building (for example, pizza place or other). This is an amazing deal for an investor. The building and lot is \$12,000 sq ft and the 3 vacant lots at the back are 10,500 (totalling 22,500 sq ft).

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