



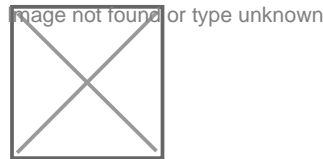
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Regional Contact

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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 For Sale	Title Fee Simple	Days On Market 62
Zoning C-1	Subdivision NONE	Building Type Street Level Storefront
Year Built 1994	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 8123039	Building Area (Sq. Ft.) 2432.00
Building Area (Sq. M.) 225.94	Lot Size (Sq. Ft.) 22500	Lot Size (Acres) 0.52
Inclusions ASK LISTING AGENT FOR LIST	Restrictions None Known	Reports 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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