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## 5023 3RD AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Edson, Alberta

**Listing ID:**  
33916

**MLS ID:**  
A2283616

**\$995,000**



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

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

 **5023 3rd Avenue , Edson , Alberta T7E 1X7**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	7	C-2 Service Commercial
<b>Subdivision</b>	<b>Nearest Town</b>	<b>Building Type</b>
NONE	Edson	Commercial Mix
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1974	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	1494AC	24385.52
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
2265.47	59320	1.36
<b>Construction Type</b>	<b>Access to Property</b>	<b>Inclusions</b>
Concrete	Accessible to Major Traffic Route,Paved Road,Two-Way Access,Visual Exposure	none
<b>Restrictions</b>	<b>Reports</b>	
None Known	Building Plans,Floor Plans	

This highly visible commercial property offers over 24,000 sq. ft. of flexible space and is currently generating \$10,900 per month in rental revenue. The building is configured into multiple rentable units, providing diversified income, with the option to reconfigure into a single large operation if desired. Situated on 12 titled lots, the property offers ample on-site parking for staff and customers, excellent access, and a loading/unloading dock ideal for retail, service, or light commercial users. With strong exposure from Highway 16 in both eastbound and westbound directions, the location supports long-term tenant demand. The building has benefited from several upgrades over the years, including capital improvements completed in 2024, such as a new rooftop A/C and heating unit, fire panel upgrade, and new flooring in select areas, helping reduce near-term capital expenditure for a new owner. Zoned C-2 Service Commercial, this well-maintained asset presents a compelling opportunity for investors seeking stable cash flow, future upside, and flexibility in use within one of Edson's most accessible commercial corridors.

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