

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.