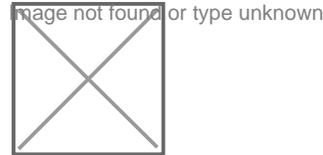


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 419 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**

Edson, Alberta

**Listing ID:**

34367

**MLS ID:**

A2288637

**\$700,000**



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

 CENTURY 21 TWIN REALTY  
 780-723-3100

 419 50 Street , Edson , Alberta T7E 1N7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 64
<b>Zoning</b> CBD	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Free-Standing,Low Rise (2-4 stories),Retail
<b>Year Built</b> 1963	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1494AC	<b>Building Area (Sq. Ft.)</b> 10074.00
<b>Building Area (Sq. M.)</b> 935.90	<b>Lot Size (Sq. Ft.)</b> 8938	<b>Lot Size (Acres)</b> 0.21
<b>Construction Type</b> Concrete,Metal Siding	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> None,Poured Concrete
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Front and Rear Drive access,Direct Access,Paved Road,Public,Two-Way Access	<b>Inclusions</b> none
<b>Restrictions</b> None Known	<b>Reports</b> None	

Discover an exceptional opportunity in the heart of downtown with this expansive commercial property offering over 17,000 sq. ft. across three levels. The main floor alone provides more than 10,000 sq. ft. of open, adaptable space—ready to accommodate a wide range of retail or business ventures. Its prime location on Main Street, directly across from the post office and just steps from Highway 16, ensures maximum visibility and foot traffic. The second level combines practicality and flexibility with a private office, storage area, and full bathroom, alongside a large open space suitable for professional offices, collaborative work areas, or even a specialty studio. Adding to the building’s appeal is the lower level, home to a well-established bowling alley that has long been a cornerstone of the community, offering both built-in revenue and nostalgic charm. Positioned in the bustling downtown shopping district, this property benefits from excellent accessibility, high exposure, and close proximity to key amenities. Whether you’re an investor seeking a versatile addition to your portfolio or a business owner searching for a flagship location, this property offers unmatched potential in a thriving core location.

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