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5625 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
34443

MLS ID:
A2293877

\$395,000



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 5625 4 Avenue , Edson , Alberta T7E 1L6

Transaction Type For Sale	Title Fee Simple	Days On Market 66
Zoning C2 - Service Commercial	Subdivision Edson	Building Type Free-Standing
Year Built 1977	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 461AJ	Building Area (Sq. Ft.) 5600.00
Building Area (Sq. M.) 520.25	Roof Metal	Foundation Poured Concrete,Slab
Heating Natural Gas,Radiant	Inclusions None	Restrictions None Known
Reports Aerial Photos		

This 5,600 sq. ft. commercial building, originally built in 1977 and extensively updated in 2020, was formerly a service shop for a Honda dealership. The property is ideal for use as a service shop, storage facility, or other commercial operations. Significant 2020 upgrades include new insulation, ceiling panels, overhead doors, electrical systems, HVAC, plumbing, and fire protection piping, sprinklers, controls, and sensors. Zoned C2 – Service Commercial, this building offers excellent visibility and a prime location for your current or future business. Don't miss the opportunity to invest in this versatile property in a growing and dynamic area.

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