

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.

5614 2 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Edson, Alberta

Listing ID:

35728

MLS ID:

A2321195

\$269,000

5614 2 Avenue For Sale

KAREN SPENCER-MILLER
 (780) 723-3100

CENTURY 21 TWIN REALTY
 780-723-3100

5614 2 Avenue , Edson , Alberta T7E 1L8

Great Investment Opportunity with Prime Highway Exposure! Position your business for success with this versatile 14,000 sq. ft. C-3 Highway Commercial property offering exceptional visibility and convenient access directly off Highway 16, while remaining within walking distance to Edson's business district. The building welcomes clients with a professional front entrance leading into a bright reception, office, or retail display area—ideal for showcasing products and services. The main level also features two dedicated pet grooming rooms that can easily be adapted into private offices, treatment rooms, or flexible workspace to suit a variety of commercial uses, along with freezer storage space and a 4-piece bathroom. The fully developed lower level expands the possibilities with space well suited for additional treatment rooms, office use, staff accommodations, or a surveillance suite. This level also includes a second bathroom, laundry area, kitchenette, and additional storage. This property has seen numerous upgrades including newer windows, hot water tank (2023), upgraded 100-amp electrical service with added 30-amp RV plug (2022), roof shingles, fascia and eavestroughs (2014). Additional features include hot and cold exterior water service, over 60 yards of gravel added to the yard, ample parking for vehicles, trailers, or equipment, and a fabric Quonset providing valuable covered storage. Offering flexible commercial space, extensive improvements, and outstanding highway exposure, this property presents an excellent opportunity for investors or business owners looking to establish or expand their operations.

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.