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## 4926 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Edson, Alberta



**Listing ID:**  
18095


**MLS ID:**  
A2022358

**\$1,625,000**



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

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

 4926 1 Avenue , Edson , Alberta T7E 1V5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 448
<b>Year Built</b> 1978	<b>Office (Sq. Ft.)</b> 10500.0000	<b>Lot Size (Acres)</b> 0.32
<b>Zoning</b> C-1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Street Level Storefront,Walk-up
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 1494AC	<b>Building Area (Sq. Ft.)</b> 14000.00	<b>Building Area (Sq. M.)</b> 1300.63
<b>Lot Size (Sq. Ft.)</b> 13998	<b>Construction Type</b> Concrete	<b>Electric</b> 200 Amp Service,Single Phase
<b>Lot Features</b> Back Lane,City Lot,Low Maintenance Landscape,Level,Street Lighting,Paved,Private	<b>Commercial Amenities</b> Elevator Freight,Elevator Passenger,Emergency Lighting,Storefront	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Airport Nearby,Front and Rear Drive access,Direct Access,Major Shopping Nearby,Paved Road
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Title
<b>Heating</b> Overhead Heater(s),Natural Gas,Other		

INVESTORS! INVESTORS! 14,000 Square Foot Multi Tenant Two Story Office/Retail Building located in the downtown core in the Town of Edson on 3 Lots with HIGHWAY EXPOSURE off of busy 2nd Avenue. The building is 100% leased and currently set up for six tenants. Three large separate office spaces on the 2nd level and 3 office/retail spaces on the main level facing 1st Avenue. Great investment opportunity with existing long term tenants. Very well maintained clean building with front and back entry, elevator, common area bathrooms for the 2nd level and storage. Plenty of parking at the back of this building with 17 covered powered parking spots and good customer parking along the front. Too many features to list, a full information package is available! "FIRST AVENUE BUILDING"

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