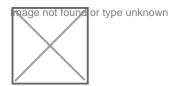


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

3 780-723-3100

4926 1 Avenue, Edson, Alberta T7E 1V5

Transaction Type Title

For Sale Fee Simple 448

Year Built Office (Sq. Ft.) Lot Size (Acres)

1978 10500.0000 0.32

Building Type

Commercial Mix,Low Rise (2-4

Zoning Subdivision
C-1 NONE Stries),Mixed Use,Office
Building,Retail,Street Level

Days On Market

Storefront, Walk-up

Structure Type Property Type Property Sub Type

Office Commercial Office

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1494AC 14000.00 1300.63

Lot Size (Sq. Ft.) Construction Type Electric

13998 Concrete 200 Amp Service, Single Phase

Lot Features Commercial Amenities Access to Property

Back Lane, City Lot, Low Maintenance
Landscape, Level, Street

Elevator Freight, Elevator
Passenger, Emergency

Accessible to Major Traffic Route, Back
Alley Access, Airport Nearby, Front and
Rear Drive access, Direct Access, Major

Lighting, Paved, Private
Lighting, Storefront
Shopping Nearby, Paved Road

Inclusions Restrictions Reports

None None Known Title

Heating

Overhead Heater(s), Natural Gas, Other

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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