

\$840,000 - 4618-4622 4 Avenue, Edson

MLS® #A2179613

\$840,000

0 Bedroom, 0.00 Bathroom, 3,167 sqft

Other on 0.00 Acres

N/A, Edson, Alberta

Investment Opportunity!! Multi Unit Commercial Building located on Highway 16 Westbound. 3200 square foot building separated into two 1600 sq ft retail locations with centre firewall, zoned C-2 Service Commercial and an adjacent Residential Home with double car garage zoned R-2 General Residential. The East side unit was completely renovated 4 years ago and is leased to a local communications store. It features a large front retail space with new ceramic tile throughout, 2-pc bathroom, 2-offices, full kitchen with new cabinets & appliances, utility room and storage. 8 Ft overhead door for future shop use if required. The West side is leased to a local Water Store and consists of a large front retail space, water disbursement vending machine room open 24 hours, office, 2-pc bathroom, kitchenette, storage and shop bay with 2-overhead doors. Each location has plenty of staff and customer parking, security roll shutters, large digital overhead sign, air conditioning, separate power meters, floor furnace, plus a shared boiler for in-floor heat (gas, water, sewer are shared). Also included is a 2-Bedroom, 1-Bathroom adjacent House with Dbl Detached Garage on a 7000 sq.ft lot. The house is rented, well maintained and has a newer tin roof, some windows, furnace in 2023, and HWT in 2024. Additional lease information available to interested buyers. (id:6289)



Built in 2005

Essential Information

Listing #	A2179613
Price	\$840,000
Bathrooms	0.00
Square Footage	3,167
Acres	0.00
Year Built	2005
Type	Other

Community Information

Address	4618-4622 4 Avenue
Subdivision	N/A
City	Edson
Province	Alberta
Postal Code	T7E1C7

Amenities

Features	Visual exposure, Level
Parking Spaces	12

Interior

Heating	Natural gas Other, Forced air
Cooling	Central air conditioning

Exterior

Exterior	Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete, Slab

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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