

\$850,000 - 7028 4 Avenue, Edson

MLS® #A2194331

\$850,000

0 Bedroom, 0.00 Bathroom, 6,600 sqft
Industrial on 0.36 Acres

N/A, Edson, Alberta

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space. (id:6289)

Built in 2012

Essential Information

Listings #	A2194331
Price	\$850,000
Bathrooms	0.00
Square Footage	6,600
Acres	0.36
Year Built	2012



Type	Industrial
Sub-Type	Freehold

Community Information

Address	7028 4 Avenue
Subdivision	N/A
City	Edson
Province	Alberta
Postal Code	T7E1N3

Amenities

Parking Spaces	8
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Interior

Heating	Natural gas Other, Forced air, Radiant heat
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Exterior

Exterior	Aluminum siding
Construction	Wood frame

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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