

# \$850,000 - 5625 4 Avenue, Edson

MLS® #A2219231

**\$850,000**

0 Bedroom, 0.00 Bathroom, 119 sqft

Retail on 0.84 Acres

Edson, Edson, Alberta

Seize the opportunity to own five town lots strategically located along Edson's busiest highway—Highway 16. This high-visibility location offers exceptional exposure and is surrounded by major retail and service businesses, making it ideal for a wide range of commercial uses. The 5,600 sq ft building, originally constructed in 1977 and updated in 2020, was previously used as a service shop for a Honda dealership and is now well-suited for use as a service shop or storage facility. The property is zoned C2 "Service Commercial" and offers prime potential for future development, providing an excellent opportunity for expansion or new construction. Don't miss this chance to invest in a highly visible, versatile commercial property in a growing and dynamic area. (id:6289)

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | A2219231  |
| Price          | \$850,000 |
| Bathrooms      | 0.00      |
| Square Footage | 119       |
| Acres          | 0.84      |
| Year Built     | 2005      |
| Type           | Retail    |
| Sub-Type       | Freehold  |

## Community Information



|             |               |
|-------------|---------------|
| Address     | 5625 4 Avenue |
| Subdivision | Edson         |
| City        | Edson         |
| Province    | Alberta       |
| Postal Code | T7E1L6        |

### **Amenities**

|           |                                                          |
|-----------|----------------------------------------------------------|
| Utilities | Cable, Electricity, Natural Gas, Telephone, Sewer, Water |
|-----------|----------------------------------------------------------|

### **Interior**

|         |                          |
|---------|--------------------------|
| Heating | Natural gas Radiant heat |
|---------|--------------------------|

### **Exterior**

|              |                       |
|--------------|-----------------------|
| Construction | Steel frame           |
| Foundation   | Poured Concrete, Slab |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|



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