\$279,900 - 4928 4 Avenue, Edson

MLS® #A2095613

\$279,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.16 Acres

NONE, Edson, Alberta

PRIME LOCATION!! right off 4th Avenue (Hwy 16) and one block east of Edson's Main Street. Although designed as a Hair and Nail salon, the layout would provide optimal functionality for endless applications for Retail, Service Business or Office space! With over 1700 sq. ft, the possibilities are endless. Currently designed with an open floor plan for the hair stations, sinks and drying area in the front, and at the back are 4 office and/or treatment rooms, staff/lunchroom, 2 bathrooms, laundry, and storage. This well-maintained building was constructed in 1913 with major renovations in 1978 and again in 2010 including upgrades to the foundation, insulation added in the walls, installation of house wrap, new metal roof, vinyl siding, decorative rock work to the front, new soffits, fascia, and eaves as well as upgraded windows, doors, interior paint, ceiling tiles, electrical and lighting upgrades, newer hot water tank and plumbing upgrades. The building is heated with two forced air furnaces (one replaced in 2010 and the other in 2021) as well as a Central Air Conditioner added in 2021. Property is Zoned C-1 Retail Commercial. Ample parking is available at the back and side of the building.







Built in 1913

Essential Information

MLS® # A2095613

Price \$279,900

Bathrooms 0.00 Acres 0.16

Year Built 1913

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 4928 4 Avenue

Subdivision NONE City Edson

County Yellowhead County

Province Alberta
Postal Code T7E1A1

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone

Connected, Sewer Connected, Water Connected, High Speed Internet

Available

Interior

Heating Forced Air, Natural Gas

Exterior

Roof Metal Foundation Wood

Additional Information

Date Listed November 28th, 2023

Days on Market 689

Zoning C2

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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