

# \$399,000 - 5529 3 Avenue, Edson

MLS® #A2129781

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Edson, Alberta

Versatile Commercial Space in a Prime  
Location

Conveniently situated between two major highways, this property offers excellent visibility and access. It features a flexible office, retail, or reception area, along with a spacious warehouse complete with bay doors. The floor plan layout of this property provides an opportunity to separate it into two units, enabling another revenue source if leased out. The partially fenced yard and alley access make it easy for trucks and customers to come and go, while on-street parking accommodates walk-in traffic.

Located close to all essential amenities—including shopping, restaurants, hotels, and service stations—this property is ideal for a range of business uses.

Built in 1981

## Essential Information

MLS® #	A2129781
Price	\$399,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	5529 3 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1L6

### **Additional Information**

Date Listed	May 9th, 2024
Days on Market	471
Zoning	C2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.