

# \$1,775,000 - 124 50 Street, Edson

MLS® #A2146094

**\$1,775,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.22 Acres

NONE, Edson, Alberta

COMMERCIAL INVESTMENT!.. LONG TERM  
ANCHOR TENANTS!.. DOWNTOWN  
LOCATION!.. HIGHWAY 16 FRONTAGE!..

This 12,500+- sq. ft. Two Story Retail  
Strip/Multi-Tenant Office Building is zoned C-1  
Commercial and sits on a 9750 sq. ft. lot  
located on Main Street (50th Street) in  
downtown Edson at the lights on the corner of  
50th and 2nd Avenue (Hwy 16 Eastbound).  
The main level features three tenants,  
including the RBC Bank of Canada. The  
second level has Five additional tenants  
including a busy longstanding Dental office.  
One additional office/retail space is available  
for lease or could be used for your own  
purposes. Covered/uncovered parking  
available at the back of the building and street  
parking available. Many upgrades have been  
completed over the past several years  
including the roof, rooftop furnace/air  
conditioning units, bathroom upgrades, some  
office renovations and paint. Feature Sheet  
available upon request.

Built in 1980

## Essential Information

MLS® #	A2146094
Price	\$1,775,000
Bathrooms	0.00
Acres	0.22
Year Built	1980



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	124 50 Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1X7

### Amenities

Parking Spaces	6
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### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Construction	Concrete
Foundation	Slab

### Additional Information

Date Listed	July 8th, 2024
Days on Market	412
Zoning	CBD - Central Business Di

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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