\$850,000 - 7028 4 Avenue, Edson

MLS® #A2194331

\$850,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.36 Acres

NONE, 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.

Built in 2012

Essential Information

MLS® # A2194331 Price \$850,000

Bathrooms 0.00 Acres 0.36 Year Built 2012

Type Commercial

Sub-Type Industrial







Status Active

Community Information

Address 7028 4 Avenue

Subdivision NONE City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1N3

Amenities

Parking Spaces 8

Interior

Heating Forced Air, Natural Gas, Floor Furnace, Radiant

Exterior

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding

Additional Information

Date Listed February 12th, 2025

Days on Market 251

Zoning DC-O - Direct Control Ope

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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