$840,000 - 4618-4622 4 Avenue, Edson

MLS® #A2179613

$840,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Edson, Alberta

Investment Opportunity!! Multi Unit Commercial Building located on Highway 16 Westbound. 3200 square foot building separated into two 1600 sq ft retail locations with centre firewall, zoned C-2 Service Commercial and an adjacent Residential Home with double car garage zoned R-2 General Residential. The East side unit was completely renovated 4 years ago and is leased to a local communications store. It features a large front retail space with new ceramic tile throughout, 2-pc bathroom, 2-offices, full kitchen with new cabinets & appliances, utility room and storage. 8 Ft overhead door for future shop use if required. The West side is leased to a local Water Store and consists of a large front retail space, water disbursement vending machine room open 24 hours, office, 2-pc bathroom, kitchenette, storage and shop bay with 2-overhead doors. Each location has plenty of staff and customer parking, security roll shutters, large digital overhead sign, air conditioning, separate power meters, floor furnace, plus a shared boiler for in-floor heat (gas, water, sewer are shared). Also included is a 2-Bedroom, 1-Bathroom adjacent House with Dbl Detached Garage on a 7000 sq.ft lot. The house is rented, well maintained and has a newer tin roof, some windows, furnace in 2023, and HWT in 2024. Additional lease information available to interested buyers.

Built in 2005

Essential Information

MLS® #	A2179613
Price	$840,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4618-4622 4 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1C7

Amenities

Parking Spaces	12

Interior

Heating	Boiler, Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Low Maintenance Landscape, Landscaped, Level, Paved, Street Lighting
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	November 15th, 2024
Days on Market	359
Zoning	C2 - Service Commercial

Listing Details

Listing Office	CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.