

5625 4 Avenue  
Edson, Alberta

MLS # A2219231



## \$850,000

<b>Division:</b>	Edson
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	119 sq.ft.
<b>Zoning:</b>	13

<b>Heating:</b>	Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected, Fib
<b>Exterior:</b>	Metal Frame	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.84 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

Seize the opportunity to own five town lots strategically located along Edson's busiest highway—Highway 16. This high-visibility location offers exceptional exposure and is surrounded by major retail and service businesses, making it ideal for a wide range of commercial uses. The 5,600 sq ft building, originally constructed in 1977 and updated in 2020, was previously used as a service shop for a Honda dealership and is now well-suited for use as a service shop or storage facility. The property is zoned C2 — Service Commercial and offers prime potential for future development, providing an excellent opportunity for expansion or new construction. Don't miss this chance to invest in a highly visible, versatile commercial property in a growing and dynamic area.