

**5233 4 Avenue  
Edson, Alberta**

**MLS # A2276429**



**\$149,000**

**Division:** Edson

**Lot Size:** 0.48 Acre

**Lot Feat:** -

**By Town:** Edson

**LLD:** 16-53-17-W5

**Zoning:** C2 - Service Commercial

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Investment Opportunity in Edson! This 21,000 sq ft parcel of C2 Commercial land offers excellent exposure along busy Highway 16 and is centrally located near major shopping centers and service businesses. A long-term tenant is secured with a lease in place until the end of 2028, providing stable income for years to come. With its strategic location, strong visibility, and established tenancy, this property is ideal for investors seeking a reliable addition to their portfolio.