

4618-4622 4 Avenue
Edson, Alberta

MLS # A2282120

\$825,000



Heating: Boiler, Floor Furnace, Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Concrete, Wood Frame

Water: -

Sewer: -

Inclusions: Roll shutters, Overhead sign

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Landscaped, Level, Low Maintenance Landscape, Paved

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,167 sq.ft.

Zoning: C2 - Service Commercial

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.