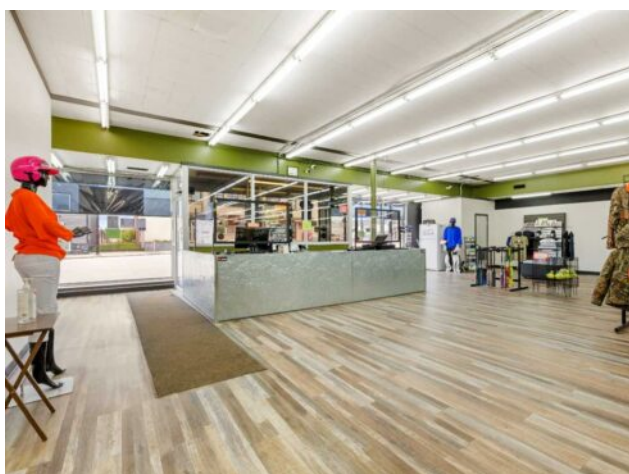


**Main Floor, 419 50 Street  
Edson, Alberta**

**MLS # A2198802**



## \$10 per sq.ft.

<b>Division:</b>	Edson
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	8,142 sq.ft.
<b>Zoning:</b>	CBD

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected, Fibre Optic
<b>Exterior:</b>	Concrete, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.21 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

This versatile commercial building offers 8142 square feet of prime lease space on the main level, located in the heart of the downtown area. Directly accessible from Main Street and across from the main post office, the property is ideally positioned just off Highway 16. The entire main floor was home to a thriving sports store, providing ample retail space with high foot traffic. The open layout allows for a variety of retail operations, offering flexibility to accommodate different business needs. Strategically situated in the main shopping area, the building benefits from excellent visibility and accessibility, making it an attractive destination for customers and businesses alike. With its prime location and ample main-floor space, this property presents a fantastic opportunity for investment in a bustling downtown area.