

# \$1,250,000 - 4926 1 Avenue, Edson

MLS® #A2137168

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

NONE, Edson, Alberta

INVESTORS! INVESTORS! 14,000 Square Foot Multi Tenant Two Story Office/Retail Building located in the downtown core in the Town of Edson on 3 Lots with HIGHWAY EXPOSURE off of busy 2nd Avenue. The building is 100% leased and currently set up for six tenants. Three large separate office spaces on the 2nd level and 3 office/retail spaces on the main level facing 1st Avenue. Great investment opportunity with existing long term tenants. Very well maintained clean building with front and back entry, elevator, common area bathrooms for the 2nd level and storage. Plenty of parking at the back of this building with 17 covered powered parking spots and good customer parking along the front. Too many features to list, a full information package is available! "FIRST AVENUE BUILDING"

Built in 1978

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2137168    |
| Price      | \$1,250,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.32        |
| Year Built | 1978        |
| Type       | Commercial  |
| Sub-Type   | Office      |
| Status     | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4926 1 Avenue     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1V5           |

## Amenities

|                |    |
|----------------|----|
| Parking Spaces | 17 |
|----------------|----|

## Interior

|         |  |
|---------|--|
| Heating | Natural Gas, Other, Overhead Heater(s) |
|---------|--|

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, City Lot, Low Maintenance Landscape, Level, Paved, Private, Street Lighting |
| Construction    | Concrete   |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | September 14th, 2024      |
| Days on Market | 220                       |
| Zoning         | CBD - Central Business Di |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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