

**5625 4 Avenue  
Edson, Alberta**

**MLS # A2219231**



**\$850,000**

**Division:** Edson

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 119 sq.ft.

**Zoning:** 13

**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Cable, Electricity Connected, Natural Gas Connected, Fibre

**Parking:** -

**Lot Size:** 0.84 Acre

**Lot Feat:** -

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.