

4824, 4826, 4830 3 Avenue  
Edson, Alberta

MLS # A2238264



**\$899,000**

|                    |                        |
|--------------------|------------------------|
| <b>Division:</b>   | NONE                   |
| <b>Type:</b>       | Mixed Use              |
| <b>Bus. Type:</b>  | -                      |
| <b>Sale/Lease:</b> | For Sale               |
| <b>Bldg. Name:</b> | -                      |
| <b>Bus. Name:</b>  | -                      |
| <b>Size:</b>       | 6,342 sq.ft.           |
| <b>Zoning:</b>     | C-2 Service Commercial |

|                    |                         |
|--------------------|-------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas |
| <b>Floors:</b>     | -                       |
| <b>Roof:</b>       | -                       |
| <b>Exterior:</b>   | Concrete                |
| <b>Water:</b>      | -                       |
| <b>Sewer:</b>      | -                       |
| <b>Inclusions:</b> | None                    |

|                       |           |
|-----------------------|-----------|
| <b>Addl. Cost:</b>    | -         |
| <b>Based on Year:</b> | -         |
| <b>Utilities:</b>     | -         |
| <b>Parking:</b>       | -         |
| <b>Lot Size:</b>      | 0.32 Acre |
| <b>Lot Feat:</b>      | -         |

Excellent investment opportunity in Edson, AB. This fully updated 5,000 sq ft strip mall is zoned C-2 (Service Commercial) and features three fully leased units occupied by a busy insurance brokerage, a popular pizza takeout restaurant, and a well-established electrical company. Each unit includes large storefront windows, private bathroom, and office/retail space, with two units offering 14 ft overhead doors. The building offers high visibility, ample customer parking in the front, alley access, and additional staff parking at the rear. This turn-key property provides stable rental income and strong tenants. Rent roll, recent upgrades, and a full feature package are available upon request.