

**319 50 Street  
Edson, Alberta****MLS # A2277957****\$278,500**

<b>Division:</b>	Edson
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,250 sq.ft.
<b>Zoning:</b>	CBD - Central Business Di

**Heating:** Floor Furnace, Forced Air, Natural Gas**Floors:** -**Roof:** Other**Exterior:** Brick, Concrete, Wood Siding**Water:** -**Sewer:** -**Inclusions:** none**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.07 Acre**Lot Feat:** -

Welcome to 319 50th Street in the heart of Edson. This historic two-storey retail building, constructed in 1912, is one of the original buildings on Main Street and offers excellent exposure to westbound Highway 16. With approximately 3,250 square feet of developed space, the property has been upgraded over the years, most recently in 2014, while still preserving its original character and charm. The main floor consists of 1,600+ square feet and is currently leased to a local print shop. This space features vinyl plank flooring, freshly painted drywall, original wood wainscoting, and two 2-piece bathrooms with ceramic tile flooring, creating a welcoming and functional retail environment. The second floor is leased to a yoga studio and provides approximately 1,600+ square feet of finished space, highlighted by impressive 11.5-foot ceilings, original tin embossed ceiling tiles, plaster crown moldings, and a mix of original hardwood and vinyl plank flooring. This level also includes two 3-piece bathrooms, one with a shower, a partial kitchen, and additional office or retail space, offering versatility for a variety of uses. The building is equipped with updated electrical and plumbing, two forced-air furnaces, an air conditioning unit, and two Bradford 40-gallon natural gas hot water tanks, ensuring comfort and efficiency for tenants. The property currently generates \$2,625 per month in gross rental income on month-to-month leases, making it an excellent investment opportunity and a chance to own a well-maintained piece of Edson's history.