

**419 50 Street
Edson, Alberta****MLS # A2135865****\$790,000****Division:** Edson**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 10,074 sq.ft.**Zoning:** CBD**Heating:** Forced Air, Natural Gas**Floors:** -**Roof:** Asphalt**Exterior:** Concrete, Metal Siding**Water:** -**Sewer:** -**Inclusions:** None**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.21 Acre**Lot Feat:** -

This versatile commercial building offers an impressive gross building area of over 10,000 square feet on the main level with over 17,000 square feet of rentable space across three floors. Ideally situated in the heart of the downtown core, this property boasts a prime location with direct access from Main Street, right across from the main post office and just off Highway 16. The entire main floor is currently utilized as a vibrant sports store, offering ample retail space that benefits from high foot traffic. THIS SPACE CAN BE AVAILABLE FOR LEASE FOR THE RIGHT TENANT. The open layout provides flexibility for a variety of retail operations. The second floor offers a blend of functional spaces, including an office, storage area and full bathroom. Additionally, there is an expansive open floor space that is perfect for use as additional office space or could be transformed into a yoga studio, capitalizing on the growing wellness market. A standout feature of this property is the basement, home to a long-established bowling alley that has been a staple in the community for many years. This entertainment venue not only provides a steady income stream but also draws consistent traffic to the building, enhancing the visibility and attractiveness of the other rentable spaces. Strategically positioned in the main shopping area of the downtown core, this building benefits from excellent visibility and accessibility. Its proximity to major roads and key amenities such as the post office makes it a convenient and attractive destination for both businesses and customers. With its diverse range of spaces, this commercial building presents a compelling investment opportunity. The mixed-use nature allows for multiple revenue streams and potential for future development or reconfiguration to meet market demands. Whether you are looking to expand your commercial real

estate portfolio or establish a presence in a thriving downtown location, this property offers significant potential and versatility. Don't miss the opportunity to invest in a cornerstone of this vibrant community.