

7028 4 Avenue  
Edson, Alberta

MLS # A2194331



# \$850,000

|             |                           |
|-------------|---------------------------|
| Division:   | NONE                      |
| Type:       | Industrial                |
| Bus. Type:  | -                         |
| Sale/Lease: | For Sale                  |
| Bldg. Name: | -                         |
| Bus. Name:  | -                         |
| Size:       | 6,600 sq.ft.              |
| Zoning:     | DC-O - Direct Control Ope |

|             |                                                 |
|-------------|-------------------------------------------------|
| Heating:    | Floor Furnace, Forced Air, Natural Gas, Radiant |
| Floors:     | -                                               |
| Roof:       | Asphalt Shingle                                 |
| Exterior:   | Aluminum Siding , Wood Frame                    |
| Water:      | -                                               |
| Sewer:      | -                                               |
| Inclusions: | none                                            |

|                |           |
|----------------|-----------|
| Addl. Cost:    | -         |
| Based on Year: | -         |
| Utilities:     | -         |
| Parking:       | -         |
| Lot Size:      | 0.36 Acre |
| Lot Feat:      | -         |

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.