

# \$279,900 - 4928 4 Avenue, Edson

MLS® #A2095613

**\$279,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

NONE, Edson, Alberta

PRIME LOCATION!! right off 4th Avenue (Hwy 16) and one block east of Edson's Main Street. Although designed as a Hair and Nail salon, the layout would provide optimal functionality for endless applications for Retail, Service Business or Office space! With over 1700 sq. ft, the possibilities are endless. Currently designed with an open floor plan for the hair stations, sinks and drying area in the front, and at the back are 4 office and/or treatment rooms, staff/lunchroom, 2 bathrooms, laundry, and storage. This well-maintained building was constructed in 1913 with major renovations in 1978 and again in 2010 including upgrades to the foundation, insulation added in the walls, installation of house wrap, new metal roof, vinyl siding, decorative rock work to the front, new soffits, fascia, and eaves as well as upgraded windows, doors, interior paint, ceiling tiles, electrical and lighting upgrades, newer hot water tank and plumbing upgrades. The building is heated with two forced air furnaces (one replaced in 2010 and the other in 2021) as well as a Central Air Conditioner added in 2021. Property is Zoned C-1 Retail Commercial. Ample parking is available at the back and side of the building.

Built in 1913

## Essential Information

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Price	\$279,900
Bathrooms	0.00
Acres	0.16
Year Built	1913
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	4928 4 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E1A1

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, High Speed Internet Available
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### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Roof	Metal
Foundation	Wood

### Additional Information

Date Listed	November 28th, 2023
Days on Market	569
Zoning	C2

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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