

\$1,399,999 - 5933 4 Avenue, Edson

MLS® #A2099387

\$1,399,999

0 Bedroom, 0.00 Bathroom,
Commercial on 0.60 Acres

NONE, Edson, Alberta

INVESTORS take a look at this 10137 sqft freestanding Commercial building located on 4th Avenue with Hwy 16 Exposure (on one-way heading west) and zoned C-2 Service Commercial. The building is comprised of approx. 7212 sqft of shop/warehouse space, 2000 sqft of office space on the main level and 2000 sqft of office, conference room space on the mezzanine level. Some features include three phase power, furnace/forced air heat plus some radiant heat in main shop area. 4 overhead 14' doors, 6 bathrooms (2 with showers), conference room has a full kitchen. Ample parking both in front and the rear with lots of storage. New 5 year lease signed May 1st, 2024 to May 1, 2029 for \$10,000 per month plus CAC of \$2000 per month. Listing Includes the fenced chain link and barb wire compound consisting of 26,000+ sqft, Lot 10 Block 202 Plan 8022726 (separate title)

Built in 1982

Essential Information

| | |
|------------|-------------|
| MLS® # | A2099387 |
| Price | \$1,399,999 |
| Bathrooms | 0.00 |
| Acres | 0.60 |
| Year Built | 1982 |
| Type | Commercial |
| Sub-Type | Warehouse |
| Status | Active |



Community Information

| | |
|-------------|-------------------|
| Address | 5933 4 Avenue |
| Subdivision | NONE |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1L9 |

Interior

| | |
|---------|--|
| Heating | Natural Gas, Ceiling, Floor Furnace, Radiant |
|---------|--|

Exterior

| | |
|--------------|----------------------|
| Construction | Wood Frame, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 3rd, 2024 |
| Days on Market | 506 |
| Zoning | C-2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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