

# \$1,250,000 - 4926 1 Avenue, Edson

MLS® #A2137168

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

NONE, Edson, Alberta

INVESTORS! INVESTORS! 14,000 Square Foot Multi Tenant Two Story Office/Retail Building located in the downtown core in the Town of Edson on 3 Lots with HIGHWAY EXPOSURE off of busy 2nd Avenue. The building is 100% leased and currently set up for six tenants. Three large separate office spaces on the 2nd level and 3 office/retail spaces on the main level facing 1st Avenue. Great investment opportunity with existing long term tenants. Very well maintained clean building with front and back entry, elevator, common area bathrooms for the 2nd level and storage. Plenty of parking at the back of this building with 17 covered powered parking spots and good customer parking along the front. Too many features to list, a full information package is available! "FIRST AVENUE BUILDING"

Built in 1978

## Essential Information

MLS® #	A2137168
Price	\$1,250,000
Bathrooms	0.00
Acres	0.32
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

Address	4926 1 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1V5

## Amenities

Parking Spaces	17
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## Interior

Heating	Overhead Heater(s), Natural Gas, Other
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## Exterior

Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Level, Street Lighting, Paved, Private
Construction	Concrete

## Additional Information

Date Listed	September 14th, 2024
Days on Market	252
Zoning	CBD - Central Business Di

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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