

\$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	Ceiling, Floor Furnace, Natural Gas, Radiant
---------	--

Exterior

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 3rd, 2024
Days on Market	668
Zoning	C-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.