# \$840,000 - 4618-4622 4 Avenue, Edson

MLS® #A2179613

# \$840,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Edson, Alberta

Investment Opportunity!! Multi Unit Commercial Building located on Highway 16 Westbound. 3200 square foot building separated into two 1600 sq ft retail locations with centre firewall, zoned C-2 Service Commercial and an adjacent Residential Home with double car garage zoned R-2 General Residential. The East side unit was completely renovated 4 years ago and is leased to a local communications store. It features a large front retail space with new ceramic tile throughout, 2-pc bathroom, 2-offices, full kitchen with new cabinets & appliances, utility room and storage. 8 Ft overhead door for future shop use if required. The West side is leased to a local Water Store and consists of a large front retail space, water disbursement vending machine room open 24 hours, office, 2-pc bathroom, kitchenette, storage and shop bay with 2-overhead doors. Each location has plenty of staff and customer parking, security roll shutters, large digital overhead sign, air conditioning, separate power meters, floor furnace, plus a shared boiler for in-floor heat (gas, water, sewer are shared). Also included is a 2-Bedroom, 1-Bathroom adjacent House with Dbl Detached Garage on a 7000 sq.ft lot. The house is rented, well maintained and has a newer tin roof, some windows, furnace in 2023, and HWT in 2024. Additional lease information available to interested buyers.







#### **Essential Information**

MLS® # A2179613 Price \$840,000

Bathrooms 0.00 Acres 0.00 Year Built 2005

Type Commercial Sub-Type Mixed Use

Status Active

## **Community Information**

Address 4618-4622 4 Avenue

Subdivision NONE City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1C7

#### **Amenities**

Parking Spaces 12

#### Interior

Heating Boiler, Floor Furnace, Forced Air, Natural Gas

Cooling Central Air

## **Exterior**

Lot Description Low Maintenance Landscape, Landscaped, Level, Paved, Street

Lighting

Roof Metal

Construction Concrete, Wood Frame Foundation Poured Concrete, Slab

#### **Additional Information**

Date Listed November 15th, 2024

Days on Market 350

Zoning C2 - Service Commercial

### **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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