

# \$509,900 - 5103 2 Avenue, Edson

MLS® #A2225712

**\$509,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.52 Acres

NONE, Edson, Alberta

VERY MOTIVATED SELLER! HUGE PRICE DROP! \*\*\*\*\*PRIME LOCATION ON HIGHWAY GOING EAST BOUND! Building and land for sale! Lot size is 22,500 (over half of an acre)!. Great mid town location and well maintained building/restaurant space for your business. Over 2400 Sq feet of interior space. Shingles replaced approx 5 - 6 yrs ago. Tonnes of parking! Sea can/storage at back of building. Great opportunity at AMAZING price! Appraisal from 2019 on file. Option to lease out extra space at rear of building (for example, pizza place or other). This is an amazing deal for an investor. The building and lot is \$12,000 sq ft and the 3 vacant lots at the back are 10,500 (totalling 22,500 sq ft).

Built in 1994

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2225712   |
| Price      | \$509,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.52       |
| Year Built | 1994       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

Address 5103 2 Avenue



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1S9           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 167            |
| Zoning         | C-1            |

### **Listing Details**

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

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