

# \$278,500 - 319 50 Street, Edson

MLS® #A2135165

**\$278,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Edson, Edson, Alberta

Welcome to 319 50th Street in the heart of Edson! This historic two-story retail building, constructed in 1912, offers a unique investment opportunity with exposure to Highway 16 westbound. One of the original retail buildings on Main Street, this 3250 square-foot property has been upgraded through the years and most recently in 2014. The main floor is currently leased to a local print shop, offering 1839 square feet of finished space with two 2-piece bathrooms featuring ceramic tile flooring. The space boasts vinyl plank flooring, newly painted drywall, and original wood wainscoting, creating a charming and inviting atmosphere for customers. The second floor is leased to a yoga studio, providing another 1875 square feet of finished space. The studio room features 11 1/2-foot ceiling height with original tin embossed tile, original plaster crown moldings, and a combination of original wood and vinyl plank flooring. The space also includes two 3-piece bathrooms, one with a shower, partial kitchen with office or retail space making it a versatile area for various businesses or tenants. This property is equipped with updated electrical, plumbing, two forced-air furnaces, an AC unit, and two Bradford 40-gallon natural gas hot water tanks, ensuring a comfortable and efficient environment for your tenants. Don't miss this opportunity to own a piece of Edson's history and generate steady rental income. The current rental income is \$2625.00 per month



gross on month-to-month leases. This property would make a great addition to your investment portfolio!

Built in 1912

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2135165   |
| Price      | \$278,500  |
| Bathrooms  | 0.00       |
| Acres      | 0.07       |
| Year Built | 1912       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 319 50 Street     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1S9           |

**Interior**

|         |                                        |
|---------|----------------------------------------|
| Heating | Floor Furnace, Forced Air, Natural Gas |
| Cooling | Central Air                            |

**Exterior**

|              |                                       |
|--------------|---------------------------------------|
| Roof         | Other                                 |
| Construction | Brick, Concrete, Wood Siding          |
| Foundation   | Poured Concrete, Wood, Perimeter Wall |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 24th, 2024            |
| Days on Market | 339                       |
| Zoning         | CBD - Central Business Di |

**Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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