

\$850,000 - 7028 4 Avenue, Edson

MLS® #A2194331

\$850,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.36 Acres

NONE, Edson, Alberta

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.

Built in 2012

Essential Information

MLS® #	A2194331
Price	\$850,000
Bathrooms	0.00
Acres	0.36
Year Built	2012
Type	Commercial
Sub-Type	Industrial



Status Active

Community Information

Address 7028 4 Avenue
Subdivision NONE
City Edson
County Yellowhead County
Province Alberta
Postal Code T7E 1N3

Amenities

Parking Spaces 8

Interior

Heating Floor Furnace, Forced Air, Natural Gas, Radiant

Exterior

Roof Asphalt Shingle
Construction Aluminum Siding, Wood Frame

Additional Information

Date Listed February 12th, 2025
Days on Market 129
Zoning DC-O - Direct Control Ope

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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