

\$409,000 - 4915 3 Avenue, Edson

MLS® #A2243564

\$409,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.40 Acres

Edson, Edson, Alberta

2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING!
This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year.

Built in 1952

Essential Information

MLS® #	A2243564
Price	\$409,000
Bathrooms	0.00
Acres	0.40
Year Built	1952
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address 4915 3 Avenue



Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1E6

Interior

Heating	Combination, Forced Air, Natural Gas
Cooling	None

Exterior

Roof	Flat
Construction	Concrete, Mixed, Wood Frame, Aluminum Siding

Additional Information

Date Listed	July 26th, 2025
Days on Market	93
Zoning	11

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

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.