



**GRASSROOTS**  
REALTY GROUP

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**5614 2 Avenue  
Edson, Alberta**

**MLS # A2217428**



**\$329,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	857 sq.ft.
<b>Zoning:</b>	13

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Asphalt Shingle
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	Refrigerator, Stove, Washer, Dryer

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.32 Acre
<b>Lot Feat:</b>	-

Great Investment Opportunity! This 14,000 sq ft, C-3 Highway Commercial lot offers excellent visibility and easy access off highway 16 and is within walking distance of Edson's Business district. The building offers a welcoming and professional entrance to a front reception/office or retail space that is ideal for showcasing products or services, 2 pet grooming rooms or versatile spaces that can be used for offices or various business needs, storage for large freezers and 4pc bathroom. Downstairs will nicely accommodate additional treatment rooms or surveillance suite and houses a second bathroom, laundry facilities (new washer & dryer), Kitchenette (new fridge & stove) and storage. Numerous upgrades including newer windows, HW tank in 2023, electrical panel (upgraded to 100 amp) and added a 30-amp RV plug in 2022, roof shingles, fascia & eavestrough in 2014, Hot & Cold water available to yard and over 60 yards of gravel has been added to the yard. Lots of parking for your vehicles or equipment. There is a fabric Quonset for additional covered storage. This commercial property offers versatile spaces, modern upgrades, and prime highway exposure, making it an excellent opportunity for your business endeavors.