



GRASSROOTS
REALTY GROUP

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**5625 4 Avenue
Edson, Alberta**

MLS # A2219231



\$850,000

| | |
|--------------------|------------|
| Division: | Edson |
| Type: | Retail |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 119 sq.ft. |
| Zoning: | 13 |

| | | | |
|--------------------|----------------------|-----------------------|--|
| Heating: | Natural Gas, Radiant | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Metal | Utilities: | Cable, Electricity Connected, Natural Gas Connected, Fib |
| Exterior: | Metal Frame | Parking: | - |
| Water: | Public | Lot Size: | 0.84 Acre |
| Sewer: | Public Sewer | Lot Feat: | - |
| Inclusions: | None | | |

Seize the opportunity to own five town lots strategically located along Edson's busiest highway—Highway 16. This high-visibility location offers exceptional exposure and is surrounded by major retail and service businesses, making it ideal for a wide range of commercial uses. The 5,600 sq ft building, originally constructed in 1977 and updated in 2020, was previously used as a service shop for a Honda dealership and is now well-suited for use as a service shop or storage facility. The property is zoned C2 — Service Commercial and offers prime potential for future development, providing an excellent opportunity for expansion or new construction. Don't miss this chance to invest in a highly visible, versatile commercial property in a growing and dynamic area.