



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.