



**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.