



GRASSROOTS
REALTY GROUP

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**4903 2 Avenue E
Edson, Alberta**

MLS # A2223146



\$765,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,088 sq.ft.
Zoning:	C-1

Heating:	Natural Gas
Floors:	-
Roof:	-
Exterior:	Concrete
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.16 Acre
Lot Feat:	-

VERSATILE Commercial Building with PRIME highway frontage!! Over 5000 square feet of retail space available, this stand alone building sits prominently on the corner of Hwy 16 and 49th Street In the downtown business core of Edson, Alberta. Newer roof (approximately 3 years old). Large windows on Hwy 16 for great exposure of your business. Lots of parking on 49th and around back of the Building. The property currently has 3 businesses including a gym, a photography studio and an upholstery store ALL with separate entrances. The Upholstery business area has a large mezanine, two offices, a reception area, a huge work area and a garage door for the convenience of pulling in a vehicle/boat/motorbike and furniture for indoor upholstery also has a 2 piece bathroom. The Studio has two storage rooms, a 2 piece bathroom, shower room and photography/work room. The front space (currently used as a gym) has a 33 x 41 approximate area for the gym plus a shower room, office, a 2 pece bathroom and mezzanine area for storage. This highly adaptable building features open floorplans, ample natural light and modern infrastructure making it ideal for a wide range of uses such as office, retail, creative studios, coworking hubs or even event venues and great show room space. It's prime location and flexible layout make it an ideal opportunity for entrepreneurs and investors alike.