



**GRASSROOTS**  
REALTY GROUP

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**5103 2 Avenue  
Edson, Alberta**

**MLS # A2225712**



**\$624,900**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,432 sq.ft.

**Zoning:** C-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.52 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** SEE ATTACHED LIST

PRIME LOCATION ON HIGHWAY GOING EAST BOUND! Building and land for sale! Lot size is 22,500. Currently a restaurant. Great location and well maintained building/restaurant space. Over 2400 Sq feet of usable space. Shingles replaced approx 5 - 6 yrs ago. Ample parking! Sea can/storage at back of building. Great opportunity at great price! Appraisal from 2019 on file. Option to lease out extra space at rear of building (for example, pizza place or other). This building can be purchased alone or in addition to the Wok Box Franchise.