



GRASSROOTS
REALTY GROUP

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**5025 1 Avenue
Edson, Alberta**

MLS # A2226703



\$1,650,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	19,612 sq.ft.
Zoning:	CBD - Central Business Di
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Fiber Opti
Parking:	-
Lot Size:	1.34 Acres
Lot Feat:	-

Heating:	Natural Gas
Floors:	-
Roof:	-
Exterior:	Concrete, Metal Siding
Water:	Public
Sewer:	Public Sewer
Inclusions:	None

This multi-unit commercial building offers a unique investment opportunity in the heart of Edson's Central Business District. Sitting on 1.34 acres (58,202 sq ft), the property features a 19,800 sq ft steel frame and metal clad building, divided into 5 separate rental units. Current tenants include a gym, a professional office, and a furniture store, with availability for two additional tenants, providing excellent growth potential and flexibility for future uses. Built in 1980, the building boasts pile and grade beam construction with concrete floors and a steel frame, ensuring durability and low maintenance. Additional features include concrete walkways spanning the building front, asphalt paving covering the remaining lot with ample customer parking, and a paved staff parking area at the rear. Ideally located just half a block west of Edson's Main Street on 1st Avenue, this property offers excellent visibility and accessibility. This is a fantastic opportunity to secure well-located, income-producing property with strong existing tenants and room for expansion.