



GRASSROOTS
REALTY GROUP

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**419 50 Street
Edson, Alberta**

MLS # A2252006



\$750,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,074 sq.ft.

Zoning: CBD

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Concrete, Metal Siding

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.21 Acre

Lot Feat: -

Discover an exceptional opportunity in the heart of downtown with this expansive commercial property offering over 17,000 sq. ft. across three levels. The main floor alone provides more than 10,000 sq. ft. of open, adaptable space—ready to accommodate a wide range of retail or business ventures. Its prime location on Main Street, directly across from the post office and just steps from Highway 16, ensures maximum visibility and foot traffic. The second level combines practicality and flexibility with a private office, storage area, and full bathroom, alongside a large open space suitable for professional offices, collaborative work areas, or even a specialty studio. Adding to the building's appeal is the lower level, home to a well-established bowling alley that has long been a cornerstone of the community, offering both built-in revenue and nostalgic charm. Positioned in the bustling downtown shopping district, this property benefits from excellent accessibility, high exposure, and close proximity to key amenities. Whether you're an investor seeking a versatile addition to your portfolio or a business owner searching for a flagship location, this property offers unmatched potential in a thriving core location.