



**GRASSROOTS**  
REALTY GROUP

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4802-06 3rd Avenue  
Edson, Alberta

MLS # A2264339



**\$690,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,200 sq.ft.
Zoning:	C-2 Service Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Tar/Gravel	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.32 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	none		

This fully updated 7,200 sq. ft. multi-unit commercial building is zoned C-2 (Service Commercial) and offers a turn-key investment with two fully leased units occupied by long-term, reliable tenants. Each unit features office or retail space, private washrooms, and large shop bays with 14 ft overhead doors—ideal for a variety of service or light industrial uses. The property boasts high visibility, ample customer parking at the front, alley access, and additional staff parking at the rear. With its excellent location, strong tenant base, and consistent rental income, this property is a solid addition to any investment portfolio.