



**GRASSROOTS**  
REALTY GROUP

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**5529 3 Avenue  
Edson, Alberta**

**MLS # A2273938**



**\$360,000**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,789 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Ideally positioned between two major highways, this commercial property offers outstanding visibility and easy access. The building features a flexible office, retail, or reception area paired with a spacious warehouse equipped with bay doors. A functional floor plan provides the option to divide the space into two separate units, creating potential for an additional revenue stream. The partially fenced yard and rear alley access allow for convenient truck maneuvering and efficient customer access, while ample on-street parking supports walk-in traffic. Situated close to all key amenities—including shopping, restaurants, hotels, and service stations—this property is well-suited for a wide range of business operations.