



**5023 3rd Avenue  
Edson, Alberta**

**MLS # A2283616**



**\$995,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 24,386 sq.ft.

**Zoning:** C-2 Service Commercial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity Connected, Natural Gas Connected, Fiber Optic

**Exterior:** Concrete

**Parking:** -

**Water:** Public

**Lot Size:** 1.36 Acres

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** none

This highly visible commercial property offers over 24,000 sq. ft. of flexible space and is currently generating \$10,900 per month in rental revenue. The building is configured into multiple rentable units, providing diversified income, with the option to reconfigure into a single large operation if desired. Situated on 12 titled lots, the property offers ample on-site parking for staff and customers, excellent access, and a loading/unloading dock ideal for retail, service, or light commercial users. With strong exposure from Highway 16 in both eastbound and westbound directions, the location supports long-term tenant demand. The building has benefited from several upgrades over the years, including capital improvements completed in 2024, such as a new rooftop A/C and heating unit, fire panel upgrade, and new flooring in select areas, helping reduce near-term capital expenditure for a new owner. Zoned C-2 Service Commercial, this well-maintained asset presents a compelling opportunity for investors seeking stable cash flow, future upside, and flexibility in use within one of Edson's most accessible commercial corridors.