



**GRASSROOTS**  
REALTY GROUP

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5625 4 Avenue  
Edson, Alberta

MLS # A2293877



**\$395,000**

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**Division:** Edson

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**Type:** Mixed Use

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**Bus. Type:** -

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**Sale/Lease:** For Sale

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**Bldg. Name:** -

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**Bus. Name:** -

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**Size:** 5,600 sq.ft.

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**Zoning:** C2 - Service Commercial

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**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

This 5,600 sq. ft. commercial building, originally built in 1977 and extensively updated in 2020, was formerly a service shop for a Honda dealership. The property is ideal for use as a service shop, storage facility, or other commercial operations. Significant 2020 upgrades include new insulation, ceiling panels, overhead doors, electrical systems, HVAC, plumbing, and fire protection piping, sprinklers, controls, and sensors. Zoned C2 – Service Commercial, this building offers excellent visibility and a prime location for your current or future business. Don't miss the opportunity to invest in this versatile property in a growing and dynamic area.