



GRASSROOTS
REALTY GROUP

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**323 50 Street
Edson, Alberta**

MLS # A2065103



\$349,000

Division: Edson

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,287 sq.ft.

Zoning: CBD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

LOCATION, LOCATION, LOCATION! This commercial building has a prime location located on Edson's main street and Highway 16 west. Property is currently home to a great tenant, generating solid monthly income. 3000 sq.ft retail space, 1260sqft warehouse/shop space. The roof was replaced in 2015. The HVAC was replaced in 2016.