



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**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:** C-1

**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.