



**GRASSROOTS**  
REALTY GROUP

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**5933 4 Avenue  
Edson, Alberta**

**MLS # A2099387**



**\$1,399,999**

**Division:** NONE

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,137 sq.ft.

**Zoning:** C-2

**Heating:** Ceiling, Floor Furnace, Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.60 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

INVESTORS take a look at this 10137 sqft freestanding Commercial building located on 4th Avenue with Hwy 16 Exposure (on one-way heading west) and zoned C-2 Service Commercial. The building is comprised of approx. 7212 sqft of shop/warehouse space, 2000 sqft of office space on the main level and 2000 sqft of office, conference room space on the mezzanine level. Some features include three phase power, furnace/forced air heat plus some radiant heat in main shop area. 4 overhead 14' doors, 6 bathrooms (2 with showers), conference room has a full kitchen. Ample parking both in front and the rear with lots of storage. New 5 year lease signed May 1st, 2024 to May 1, 2029 for \$10,000 per month plus CAC of \$2000 per month. Listing Includes the fenced chain link and barb wire compound consisting of 26,000+ sqft, Lot 10 Block 202 Plan 8022726 (separate title)