



GRASSROOTS
REALTY GROUP

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

**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)