



**GRASSROOTS**  
REALTY GROUP

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

**4813 4 Avenue  
Edson, Alberta**

**MLS # A2105257**



**\$555,000**

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,668 sq.ft.
Zoning:	C2 - Service Commercial

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.32 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

Great Investment property. Building in excellent condition. Boiler new in 2013. Air conditioning done in 2013. Roof done in 2013. Currently has 6 tenants. Room for more tenants.