



**GRASSROOTS**  
REALTY GROUP

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124 50 Street  
Edson, Alberta

MLS # A2146094



**\$1,775,000**

|             |                           |
|-------------|---------------------------|
| Division:   | NONE                      |
| Type:       | Mixed Use                 |
| Bus. Type:  | Mixed                     |
| Sale/Lease: | For Sale                  |
| Bldg. Name: | -                         |
| Bus. Name:  | -                         |
| Size:       | 12,500 sq.ft.             |
| Zoning:     | CBD - Central Business Di |

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Concrete

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.22 Acre

Lot Feat: -

COMMERCIAL INVESTMENT!.. LONG TERM ANCHOR TENANTS!.. DOWNTOWN LOCATION!.. HIGHWAY 16 FRONTAGE!.. This 12,500+- sq. ft. Two Story Retail Strip/Multi-Tenant Office Building is zoned C-1 Commercial and sits on a 9750 sq. ft. lot located on Main Street (50th Street) in downtown Edson at the lights on the corner of 50th and 2nd Avenue (Hwy 16 Eastbound). The main level features three tenants, including the RBC Bank of Canada. The second level has Five additional tenants including a busy longstanding Dental office. One additional office/retail space is available for lease or could be used for your own purposes. Covered/uncovered parking available at the back of the building and street parking available. Many upgrades have been completed over the past several years including the roof, rooftop furnace/air conditioning units, bathroom upgrades, some office renovations and paint. Feature Sheet available upon request.