



GRASSROOTS
REALTY GROUP

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**204 50 Street N
Edson, Alberta**

MLS # A2183254



\$249,900

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,365 sq.ft.

Zoning: CBD

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Invest Opportunity! Nicely upgraded building with spots for 4 vehicles in the back. The property is located on main street Edson and close to busy hwy 16 (East). Current tenants have been there 10 years and have a triple net lease. Upgraded to 200 amp service, 2 furnaces approximately 3 years old, painted, newer front and back doors and newer front window, newer flooring, sump pump installed. mezzanine has been upgraded with paint, flooring, kitchen and Board Room. Great addition to your investment portfolio.