



7028 4 Avenue  
Edson, Alberta

MLS # A2194331



**\$850,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,600 sq.ft.
<b>Zoning:</b>	DC-O - Direct Control Ope

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas, Radiant
<b>Floors:</b>	-
<b>Roof:</b>	Asphalt Shingle
<b>Exterior:</b>	Aluminum Siding , Wood Frame
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	none

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.36 Acre
<b>Lot Feat:</b>	-

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.