



GRASSROOTS
REALTY GROUP

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**Main Floor, 419 50 Street
Edson, Alberta**

MLS # A2198802



\$10 per sq.ft.

Division:	Edson
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	8,142 sq.ft.
Zoning:	CBD

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Fibre
Exterior:	Concrete, Metal Siding	Parking:	-
Water:	-	Lot Size:	0.21 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	None		

This versatile commercial building offers 8142 square feet of prime lease space on the main level, located in the heart of the downtown area. Directly accessible from Main Street and across from the main post office, the property is ideally positioned just off Highway 16. The entire main floor was home to a thriving sports store, providing ample retail space with high foot traffic. The open layout allows for a variety of retail operations, offering flexibility to accommodate different business needs. Strategically situated in the main shopping area, the building benefits from excellent visibility and accessibility, making it an attractive destination for customers and businesses alike. With its prime location and ample main-floor space, this property presents a fantastic opportunity for investment in a bustling downtown area.