



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4915 3 Avenue
Edson, Alberta

MLS # A2243564



\$409,000

Division: Edson
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 6,262 sq.ft.
Zoning: 11

Heating: Combination, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: Aluminum Siding , Concrete, Mixed, Wood Frame

Parking: -

Water: -

Lot Size: 0.40 Acre

Sewer: -

Lot Feat: -

Inclusions: na

2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING! This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year.