



**GRASSROOTS**  
REALTY GROUP

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4618-4622 4 Avenue  
Edson, Alberta

MLS # A2282120



**\$825,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,167 sq.ft.
Zoning:	C2 - Service Commercial

Heating:	Boiler, Floor Furnace, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Concrete, Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Paved
Inclusions:	Roll shutters, Overhead sign		

Investment Opportunity!! Multi Unit Commercial Building located on Highway 16 Westbound. 3200 square foot building separated into two 1600 sq ft retail locations with centre firewall, zoned C-2 Service Commercial and an adjacent Residential Home with double car garage zoned R-2 General Residential. The East side unit was completely renovated 4 years ago and is leased to a local communications store. It features a large front retail space with new ceramic tile throughout, 2-pc bathroom, 2-offices, full kitchen with new cabinets & appliances, utility room and storage. 8 Ft overhead door for future shop use if required. The West side is leased to a local Water Store and consists of a large front retail space, water disbursement vending machine room open 24 hours, office, 2-pc bathroom, kitchenette, storage and shop bay with 2-overhead doors. Each location has plenty of staff and customer parking, security roll shutters, large digital overhead sign, air conditioning, separate power meters, floor furnace, plus a shared boiler for in-floor heat (gas, water, sewer are shared). Also included is a 2-Bedroom, 1-Bathroom adjacent House with Dbl Detached Garage on a 7000 sq.ft lot. The house is rented, well maintained and has a newer tin roof, some windows, furnace in 2023, and HWT in 2024. Additional lease information available to interested buyers.