



GRASSROOTS
REALTY GROUP

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**5023 3rd Avenue
Edson, Alberta**

MLS # A2283616



\$995,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	24,386 sq.ft.
Zoning:	C-2 Service Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	1.36 Acres
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	none		

This highly visible commercial property offers over 24,000 sq. ft. of flexible space and is currently generating \$10,900 per month in rental revenue. The building is configured into multiple rentable units, providing diversified income, with the option to reconfigure into a single large operation if desired. Situated on 12 titled lots, the property offers ample on-site parking for staff and customers, excellent access, and a loading/unloading dock ideal for retail, service, or light commercial users. With strong exposure from Highway 16 in both eastbound and westbound directions, the location supports long-term tenant demand. The building has benefited from several upgrades over the years, including capital improvements completed in 2024, such as a new rooftop A/C and heating unit, fire panel upgrade, and new flooring in select areas, helping reduce near-term capital expenditure for a new owner. Zoned C-2 Service Commercial, this well-maintained asset presents a compelling opportunity for investors seeking stable cash flow, future upside, and flexibility in use within one of Edson's most accessible commercial corridors.