



**GRASSROOTS**  
REALTY GROUP

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5103 2 Avenue  
Edson, Alberta

MLS # A2284473



**\$509,900**

Division: NONE  
Type: Mixed Use  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 2,432 sq.ft.  
Zoning: C-1

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 0.52 Acre
Sewer: -	Lot Feat: -
Inclusions: ASK LISTING AGENT FOR LIST	

HUGE PRICE DROP! \*\*\*\*\*PRIME LOCATION ON HIGHWAY GOING EAST BOUND! Building and land for sale at an amazing price! Lot size is 22,500 (over half of an acre)!. Great mid town location and well maintained building/restaurant space for your business. Over 2400 Sq feet of interior space. Shingles replaced approx 5 - 6 yrs ago. Tonnes of parking! Sea can/storage at back of building. Great opportunity at AMAZING price! Appraisal from 2019 on file. Option to lease out extra space at rear of building (for example, pizza place or other). This is an amazing deal for an investor. The building and lot is \$12,000 sq ft and the 3 vacant lots at the back are 10,500 (totalling 22,500 sq ft).