



**A,B,C,D, 5946 3 Avenue
Edson, Alberta**

MLS # A2296883



\$460,000

Division: Edson

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,213 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

An exceptional investment opportunity in Edson. This offering includes four industrial condominium units being sold together, providing versatility, income potential, and long-term value. Located in the Foothills Commercial Condominiums, each unit is individually titled and improved for commercial/industrial use, ideal for warehouse, shop, or service-based operations. The building offers approximately 5,200+ sq ft of total exterior space, with a functional layout that includes multiple large bay areas, office space, meeting room, staff area, and four 2-piece bathrooms. Several bays also feature mezzanine/loft spaces, providing additional usable square footage for storage or workspace flexibility. The configuration allows for a variety of operational setups—utilize all four units for a single business or maintain separation for multi-tenant income potential. Zoned C2 — Service Commercial, this property benefits from one of Edson’s most flexible commercial designations, allowing for a wide range of permitted uses including retail, service-based businesses, contractor shops, warehousing, and light industrial operations. The zoning supports both front-facing commercial use and back-end operational space, making it well suited for owner-operators, investors, or businesses looking to scale within one location. Constructed in 1982 and centrally located with convenient access for customers, staff, and deliveries, this is a rare opportunity to acquire multiple titled industrial units in a high-demand commercial area. Whether expanding your business footprint or adding a strong asset to your portfolio, this property offers flexibility, functionality, and future potential.