



5614 2 Avenue  
Edson, Alberta

MLS # A2321195



**\$269,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	857 sq.ft.
<b>Zoning:</b>	C2

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Asphalt Shingle
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	None

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.32 Acre
<b>Lot Feat:</b>	-

Great Investment Opportunity with Prime Highway Exposure! Position your business for success with this versatile 14,000 sq. ft. C-3 Highway Commercial property offering exceptional visibility and convenient access directly off Highway 16, while remaining within walking distance to Edson's business district. The building welcomes clients with a professional front entrance leading into a bright reception, office, or retail display area—ideal for showcasing products and services. The main level also features two dedicated pet grooming rooms that can easily be adapted into private offices, treatment rooms, or flexible workspace to suit a variety of commercial uses, along with freezer storage space and a 4-piece bathroom. The fully developed lower level expands the possibilities with space well suited for additional treatment rooms, office use, staff accommodations, or a surveillance suite. This level also includes a second bathroom, laundry area, kitchenette, and additional storage. This property has seen numerous upgrades including newer windows, hot water tank (2023), upgraded 100-amp electrical service with added 30-amp RV plug (2022), roof shingles, fascia and eavestroughs (2014). Additional features include hot and cold exterior water service, over 60 yards of gravel added to the yard, ample parking for vehicles, trailers, or equipment, and a fabric Quonset providing valuable covered storage. Offering flexible commercial space, extensive improvements, and outstanding highway exposure, this property presents an excellent opportunity for investors or business owners looking to establish or expand their operations.