



GRASSROOTS
REALTY GROUP

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4702 3 Avenue
Edson, Alberta

MLS # A2338973



\$635,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,681 sq.ft.
Zoning:	C2

Heating:	Floor Furnace, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Fibre Optic
Exterior:	Aluminum Siding , Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.32 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	Refrigerator, Stove, Built In Dishwasher, Window Blinds		

TWO COMMERCIAL LOTS. MOVE-IN-READY SPACE. ROOM TO GROW! A well-maintained 1,681 sq. ft. commercial building offering exceptional versatility and room to grow. Situated on two C2-zoned lots totaling approximately 14,000 sq. ft., the property provides generous parking and outdoor space. Approved for mixed use – Residential and Commercial, this property offers added flexibility for an owner-operator, investor or business looking to combine residential and commercial use. Built in 2003, the move-in-ready building features a functional and versatile layout suitable for a wide range of permitted commercial uses. The main level includes a large open studio area, five private treatment rooms or offices, a fully equipped kitchen and two three-piece bathrooms. The basement offers additional utility and future potential, including roughed-in plumbing for a third bathroom, laundry hookups, a dedicated furnace room with a fire-rated door, commercial-rated beams and a sewer backflow valve. The property is well suited for professional offices, health and wellness services, personal services, training or educational uses, studio space, or other businesses permitted under C2 zoning. The approved mixed-use designation adds an additional layer of functionality, making it possible to work and live in one location. This property that can work for your business today and adapt to your needs well into the future. well into the future.