



**GRASSROOTS**  
REALTY GROUP

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4813 4 Avenue  
Edson, Alberta

MLS # A2105257



**\$555,000**

<b>Division:</b>	NONE
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,668 sq.ft.
<b>Zoning:</b>	C2 - Service Commercial

<b>Heating:</b>	Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.32 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Great Investment property. Building in excellent condition. Boiler new in 2013. Air conditioning done in 2013. Roof done in 2013. Currently has 6 tenants. Room for more tenants.