



GRASSROOTS
REALTY GROUP

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410 68 Street
Edson, Alberta

MLS # A2160163



\$385,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,696 sq.ft.
Zoning:	GSI-C

Heating:	Exhaust Fan, Overhead Heater(s), Floor Furnace, Forced Air, Natural Gas	Add. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle, Foam	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	0.15 Acre
Sewer:	Public Sewer	Lot Feat:	City Lot, Paved
Inclusions:	N/A		

A very well maintained commercial building. Three overhead doors. Two Bays. Several offices. Three bathrooms. Large boardroom. Paved lot. High visibility to Highway 16. New roof on the two story part of the building was done in 2024. New roof done on the flat part in 2025. Lot and residence to the north can be available.