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## 4915 3 Avenue Edson, Alberta

MLS # A2243564



\$409,000

Division: Edson

Type: Mixed Use

Bus. Type: 
Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 6,262 sq.ft.

Zoning: 11

Addl. Cost: **Heating:** Combination, Forced Air, Natural Gas Floors: **Based on Year:** Roof: **Utilities:** Flat **Exterior:** Parking: Aluminum Siding, Concrete, Mixed, Wood Frame Water: Lot Size: 0.40 Acre Sewer: Lot Feat: Inclusions: na

2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING! This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year.