

4802-06 3rd Avenue  
Edson, Alberta

MLS # A2264339



**\$690,000**

<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>	7,200 sq.ft.
<b>Zoning:</b>	C-2 Service Commercial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.32 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

This fully updated 7,200 sq. ft. multi-unit commercial building is zoned C-2 (Service Commercial) and offers a turn-key investment with two fully leased units occupied by long-term, reliable tenants. Each unit features office or retail space, private washrooms, and large shop bays with 14 ft overhead doors—ideal for a variety of service or light industrial uses. The property boasts high visibility, ample customer parking at the front, alley access, and additional staff parking at the rear. With its excellent location, strong tenant base, and consistent rental income, this property is a solid addition to any investment portfolio.