

**5529 3 Avenue
Edson, Alberta**

MLS # A2129781



\$360,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,789 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Versatile Commercial Space in a Prime Location Conveniently situated between two major highways, this property offers excellent visibility and access. It features a flexible office, retail, or reception area, along with a spacious warehouse complete with bay doors. The floor plan layout of this property provides an opportunity to separate it into two units, enabling another revenue source if leased out. The partially fenced yard and alley access make it easy for trucks and customers to come and go, while on-street parking accommodates walk-in traffic. Located close to all essential amenities—including shopping, restaurants, hotels, and service stations—this property is ideal for a range of business uses.