

780-228-224 donna@donnawilson.ca

7028 4 Avenue Edson, Alberta

Inclusions:

none

MLS # A2194331



\$850,000

Division: NONE

Type: Industrial

Bus. Type:
Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 6,600 sq.ft.

Zoning: DC-O - Direct Control Ope

Heating: Addl. Cost: Floor Furnace, Forced Air, Natural Gas, Radiant Floors: **Based on Year:** Roof: **Utilities:** Asphalt Shingle **Exterior:** Parking: Aluminum Siding, Wood Frame Water: Lot Size: 0.36 Acre Sewer: Lot Feat:

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.