

# \$850,000 - 7028 4 Avenue, Edson

MLS® #A2194331

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.36 Acres

NONE, Edson, Alberta

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.

Built in 2012

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2194331   |
| Price      | \$850,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.36       |
| Year Built | 2012       |
| Type       | Commercial |
| Sub-Type   | Industrial |



Status Active

### Community Information

Address 7028 4 Avenue  
Subdivision NONE  
City Edson  
County Yellowhead County  
Province Alberta  
Postal Code T7E 1N3

### Amenities

Parking Spaces 8

### Interior

Heating Forced Air, Natural Gas, Floor Furnace, Radiant

### Exterior

Roof Asphalt Shingle  
Construction Wood Frame, Aluminum Siding

### Additional Information

Date Listed February 12th, 2025  
Days on Market 226  
Zoning DC-O - Direct Control Ope

### Listing Details

Listing Office CENTURY 21 TWIN REALTY

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