

# \$555,000 - 4813 4 Avenue, Edson

MLS® #A2105257

**\$555,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

NONE, Edson, Alberta

Great Investment property. Building in excellent condition. Boiler new in 2013. Air conditioning done in 2013. Roof done in 2013. Currently has 6 tenants. Room for more tenants.

Built in 1956

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2105257   |
| Price      | \$555,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.32       |
| Year Built | 1956       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4813 4 Avenue     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1V5           |

## Amenities

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--|

## Interior



|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

## Exterior

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | February 1st, 2024 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 557 |
|----------------|-----|

|        |                         |
|--------|-------------------------|
| Zoning | C2 - Service Commercial |
|--------|-------------------------|

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BOXSHAW FOUR REALTY |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.