

# \$850,000 - 5625 4 Avenue, Edson

MLS® #A2219231

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.84 Acres

Edson, Edson, Alberta

Seize the opportunity to own five town lots strategically located along Edson's busiest highway—Highway 16. This high-visibility location offers exceptional exposure and is surrounded by major retail and service businesses, making it ideal for a wide range of commercial uses. The 5,600 sq ft building, originally constructed in 1977 and updated in 2020, was previously used as a service shop for a Honda dealership and is now well-suited for use as a service shop or storage facility. The property is zoned C2 — Service Commercial and offers prime potential for future development, providing an excellent opportunity for expansion or new construction. Don't miss this chance to invest in a highly visible, versatile commercial property in a growing and dynamic area.

Built in 2005

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2219231   |
| Price      | \$850,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.84       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 5625 4 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1L6           |

### Amenities

|           |  |
|-----------|--|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Phone Available, Sewer Connected, Water Connected |
|-----------|--|

### Interior

|         |                      |
|---------|----------------------|
| Heating | Natural Gas, Radiant |
|---------|----------------------|

### Exterior

|              |                       |
|--------------|-----------------------|
| Roof         | Metal                 |
| Construction | Metal Frame           |
| Foundation   | Poured Concrete, Slab |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 87            |
| Zoning         | 13            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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