

\$149,000 - 5233 4 Avenue, Edson

MLS® #A2258588

\$149,000

0 Bedroom, 0.00 Bathroom,
Land on 0.48 Acres

Edson, Edson, Alberta

Prime Investment Opportunity in Edson!
This 21,000 sq ft parcel of C2 Commercial land offers excellent exposure along busy Highway 16 and is centrally located near major shopping centers and service businesses. A long-term tenant is secured with a lease in place until the end of 2028, providing stable income for years to come. With its strategic location, strong visibility, and established tenancy, this property is ideal for investors seeking a reliable addition to their portfolio.



Essential Information

MLS® #	A2258588
Price	\$149,000
Bathrooms	0.00
Acres	0.48
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	5233 4 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L4

Additional Information

Date Listed	September 19th, 2025
Days on Market	52
Zoning	C2 - Service Commercial

Listing Details

Listing Office	CENTURY 21 TWIN 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.