

\$278,500 - 319 50 Street, Edson

MLS® #A2135165

\$278,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Edson, Edson, Alberta

Welcome to 319 50th Street in the heart of Edson! This historic two-story retail building, constructed in 1912, offers a unique investment opportunity with exposure to Highway 16 westbound. One of the original retail buildings on Main Street, this 3250 square-foot property has been upgraded through the years and most recently in 2014. The main floor is currently leased to a local print shop, offering 1839 square feet of finished space with two 2-piece bathrooms featuring ceramic tile flooring. The space boasts vinyl plank flooring, newly painted drywall, and original wood wainscoting, creating a charming and inviting atmosphere for customers. The second floor is leased to a yoga studio, providing another 1875 square feet of finished space. The studio room features 11 1/2-foot ceiling height with original tin embossed tile, original plaster crown moldings, and a combination of original wood and vinyl plank flooring. The space also includes two 3-piece bathrooms, one with a shower, partial kitchen with office or retail space making it a versatile area for various businesses or tenants. This property is equipped with updated electrical, plumbing, two forced-air furnaces, an AC unit, and two Bradford 40-gallon natural gas hot water tanks, ensuring a comfortable and efficient environment for your tenants. Don't miss this opportunity to own a piece of Edson's history and generate steady rental income. The current rental income is \$2625.00 per month



gross on month-to-month leases. This property would make a great addition to your investment portfolio!

Built in 1912

Essential Information

| | |
|------------|------------|
| MLS® # | A2135165 |
| Price | \$278,500 |
| Bathrooms | 0.00 |
| Acres | 0.07 |
| Year Built | 1912 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 319 50 Street |
| Subdivision | Edson |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 1S9 |

Interior

| | |
|---------|--|
| Heating | Floor Furnace, Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|--------------|---------------------------------------|
| Roof | Other |
| Construction | Brick, Concrete, Wood Siding |
| Foundation | Poured Concrete, Wood, Perimeter Wall |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | May 24th, 2024 |
| Days on Market | 389 |
| Zoning | CBD - Central Business Di |

Listing Details

Listing Office

CENTURY 21 TWIN REALTY

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