# \$1,775,000 - 124 50 Street, Edson

MLS® #A2146094

# \$1,775,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.22 Acres

NONE, Edson, Alberta

COMMERCIAL INVESTMENT!.. LONG TERM ANCHOR TENANTS!.. DOWNTOWN LOCATION!.. HIGHWAY 16 FRONTAGE!.. This 12,500+- sq. ft. Two Story Retail Strip/Multi-Tenant Office Building is zoned C-1 Commercial and sits on a 9750 sq. ft. lot located on Main Street (50th Street) in downtown Edson at the lights on the corner of 50th and 2nd Avenue (Hwy 16 Eastbound). The main level features three tenants, including the RBC Bank of Canada. The second level has Five additional tenants including a busy longstanding Dental office. One additional office/retail space is available for lease or could be used for your own purposes. Covered/uncovered parking available at the back of the building and street parking available. Many upgrades have been completed over the past several years including the roof, rooftop furnace/air conditioning units, bathroom upgrades, some office renovations and paint. Feature Sheet available upon request.

Built in 1980

### **Essential Information**

MLS® # A2146094 Price \$1,775,000

Bathrooms 0.00 Acres 0.22 Year Built 1980







Type Commercial

Sub-Type Mixed Use

Status Active

# **Community Information**

Address 124 50 Street

Subdivision NONE City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1X7

## **Amenities**

Parking Spaces 6

### Interior

Heating Forced Air, Natural Gas

#### **Exterior**

Construction Concrete

Foundation Slab

### **Additional Information**

Date Listed July 8th, 2024

Days on Market 481

Zoning CBD - Central Business Di

# **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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