

# \$899,000 - 4824, 4826, 4830 3 Avenue, Edson

MLS® #A2238264

**\$899,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

NONE, Edson, Alberta

Excellent investment opportunity in Edson, AB. This fully updated 5,000 sq ft strip mall is zoned C-2 (Service Commercial) and features three fully leased units occupied by a busy insurance brokerage, a popular pizza takeout restaurant, and a well-established electrical company. Each unit includes large storefront windows, private bathroom, and office/retail space, with two units offering 14 ft overhead doors. The building offers high visibility, ample customer parking in the front, alley access, and additional staff parking at the rear. This turn-key property provides stable rental income and strong tenants. Rent roll, recent upgrades, and a full feature package are available upon request.

Built in 1977

## Essential Information

MLS® #	A2238264
Price	\$899,000
Bathrooms	0.00
Acres	0.32
Year Built	1977
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 4824, 4826, 4830 3 Avenue



Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1C2

### **Amenities**

Parking Spaces	18
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	10
Zoning	C-2 Service Commercial

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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