

# \$1,399,999 - 5933 4 Avenue, Edson

MLS® #A2099387

**\$1,399,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.60 Acres

NONE, Edson, Alberta

INVESTORS take a look at this 10137 sqft freestanding Commercial building located on 4th Avenue with Hwy 16 Exposure (on one-way heading west) and zoned C-2 Service Commercial. The building is comprised of approx. 7212 sqft of shop/warehouse space, 2000 sqft of office space on the main level and 2000 sqft of office, conference room space on the mezzanine level. Some features include three phase power, furnace/forced air heat plus some radiant heat in main shop area. 4 overhead 14' doors, 6 bathrooms (2 with showers), conference room has a full kitchen. Ample parking both in front and the rear with lots of storage. New 5 year lease signed May 1st, 2024 to May 1, 2029 for \$10,000 per month plus CAC of \$2000 per month. Listing Includes the fenced chain link and barb wire compound consisting of 26,000+ sqft, Lot 10 Block 202 Plan 8022726 (separate title)

Built in 1982

## Essential Information

MLS® #	A2099387
Price	\$1,399,999
Bathrooms	0.00
Acres	0.60
Year Built	1982
Type	Commercial
Sub-Type	Warehouse
Status	Active



**Community Information**

Address	5933 4 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L9

**Interior**

Heating	Floor Furnace, Natural Gas, Radiant, Ceiling
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**Exterior**

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 3rd, 2024
Days on Market	605
Zoning	C-2

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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