

\$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	434
Zoning	CBD - Central Business Di

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.