

# \$1,650,000 - 5025 1 Avenue, Edson

MLS® #A2226703

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.34 Acres

NONE, Edson, Alberta

This multi-unit commercial building offers a unique investment opportunity in the heart of Edson's Central Business District. Sitting on 1.34 acres (58,202 sq ft), the property features a 19,800 sq ft steel frame and metal clad building, divided into 5 separate rental units. Current tenants include a gym, a professional office, and a furniture store, with availability for two additional tenants, providing excellent growth potential and flexibility for future uses.

Built in 1980, the building boasts pile and grade beam construction with concrete floors and a steel frame, ensuring durability and low maintenance.

Additional features include concrete walkways spanning the building front, asphalt paving covering the remaining lot with ample customer parking, and a paved staff parking area at the rear. Ideally located just half a block west of Edson's Main Street on 1st Avenue, this property offers excellent visibility and accessibility.

This is a fantastic opportunity to secure well-located, income-producing property with strong existing tenants and room for expansion.

Built in 1980

## Essential Information

MLS® #	A2226703
Price	\$1,650,000



Bathrooms	0.00
Acres	1.34
Year Built	1980
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5025 1 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1S9

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Fiber Optics Available, High Speed Internet Available, Phone Available
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### Interior

Heating	Natural Gas
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### Exterior

Construction	Concrete, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	68
Zoning	CBD - Central Business Di

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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