

\$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
----------------	----

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	8
Zoning	C-2 Service Commercial

Listing Details

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

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