

# \$409,000 - 4915 3 Avenue, Edson

MLS® #A2243564

**\$409,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.40 Acres

Edson, Edson, Alberta

2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING!  
This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year.

Built in 1952

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2243564   |
| Price      | \$409,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.40       |
| Year Built | 1952       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

Address 4915 3 Avenue



|             |                   |
|-------------|-------------------|
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1E6           |

### **Interior**

|         |                                      |
|---------|--------------------------------------|
| Heating | Combination, Forced Air, Natural Gas |
| Cooling | None                                 |

### **Exterior**

|              |                                              |
|--------------|----------------------------------------------|
| Roof         | Flat                                         |
| Construction | Concrete, Mixed, Wood Frame, Aluminum Siding |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 112             |
| Zoning         | 11              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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