

\$690,000 - 4802-06 3rd Avenue, Edson

MLS® #A2264339

\$690,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.32 Acres

NONE, Edson, Alberta

This fully updated 7,200 sq. ft. multi-unit commercial building is zoned C-2 (Service Commercial) and offers a turn-key investment with two fully leased units occupied by long-term, reliable tenants. Each unit features office or retail space, private washrooms, and large shop bays with 14 ft overhead doors—ideal for a variety of service or light industrial uses. The property boasts high visibility, ample customer parking at the front, alley access, and additional staff parking at the rear. Major updates include a new roof installed just four years ago, ensuring long-term durability and low maintenance costs. With its excellent location, strong tenant base, and consistent rental income, this property is a solid addition to any investment portfolio.

Built in 1977

Essential Information

MLS® #	A2264339
Price	\$690,000
Bathrooms	0.00
Acres	0.32
Year Built	1977
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information



Address	4802-06 3rd Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1C2

Exterior

Roof	Tar/Gravel
------	------------

Additional Information

Date Listed	October 14th, 2025
Days on Market	2
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.