

# **\$315,000 - 112 50 Street, Edson**

MLS® #A2194098

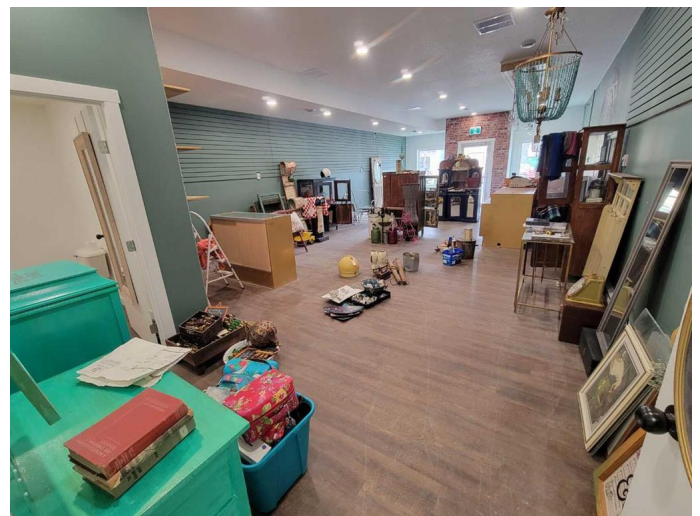
**\$315,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Edson, Edson, Alberta

Prime location for your business! Located on Main Street just south of the lights at 2nd Avenue – the eastbound Hwy 16 through town. With CBD-Central Business District zoning, this building can be utilized for many uses including office space, retail, personal service or a minor eating/drinking establishment. Built in 2019, this building offers a modern space for you to create the perfect set up for your business. Main floor features an open area with front door access off Main Street and a back entrance, a large 2-piece washroom and the mechanical room. Features include lots of recessed lighting, baseboard heat and a furnace, commercial grade vinyl plank flooring throughout, and large windows on the front of the building that provide lots of light and an excellent spot for retail displays. Retail space is approximately 708 sq. ft. At the back of the building there's access to the upstairs which is fully finished into a 2 bedroom suite for surveillance or perhaps a space for a personal service business (approximately 902 sq. ft). There's a large kitchen with stainless appliances, open and bright living area across the front of the building, 2 large bedrooms, a 4-piece bathroom and a storage area/laundry room. The exterior of the building is metal clad with wood accents and has a large, paved parking lot at the back with plenty of stalls.

Built in 2019



## Essential Information

MLS® #	A2194098
Price	\$315,000
Bathrooms	0.00
Acres	0.15
Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	112 50 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1V1

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	10

## Interior

Heating	Baseboard, Forced Air, Natural Gas, Electric
Cooling	None

## Exterior

Lot Description	City Lot, Level, Back Lane, Paved, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Metal Siding
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	February 13th, 2025
Days on Market	105
Zoning	CBD

## Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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