



5933 4 Avenue , Edson, Alberta - \$1,399,999



Main Photo

Property Description

INVESTORS take a look at this 10137 sqft freestanding Commercial building located on 4th Avenue with Hwy 16 Exposure (on one-way heading west) and zoned C-2 Service Commercial. The building is comprised of approx. 7212 sqft of shop/warehouse space, 2000 sqft of office space on the main level and 2000 sqft of office, conference room space on the mezzanine level. Some features include three phase power, furnace/forced air heat plus some radiant heat in main shop area. 4 overhead 14' doors, 6 bathrooms (2 with showers), conference room has a full kitchen. Ample parking both in front and the rear with lots of storage. New 5 year lease signed May 1st, 2024 to May 1, 2029 for \$10,000 per month plus CAC of \$2000 per month. Listing Includes the fenced chain link and barb wire compound consisting of



26,000+ sqft, Lot 10 Block 202 Plan 8022726 (separate title)

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: CENTURY 21 TWIN REALTY



P: