

# \$329,000 - 5614 2 Avenue, Edson

MLS® #A2217428

**\$329,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

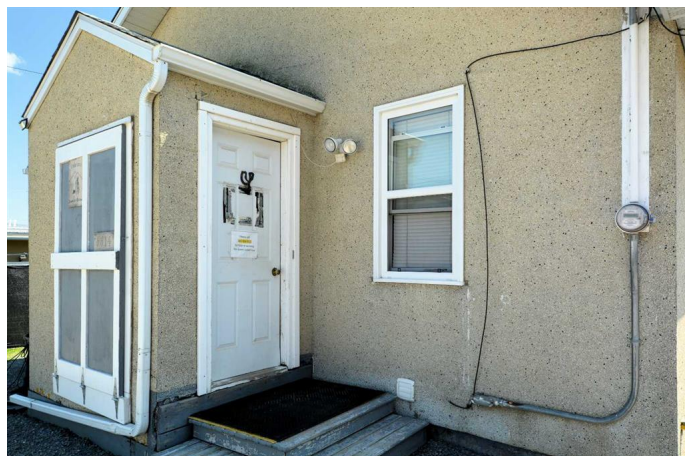
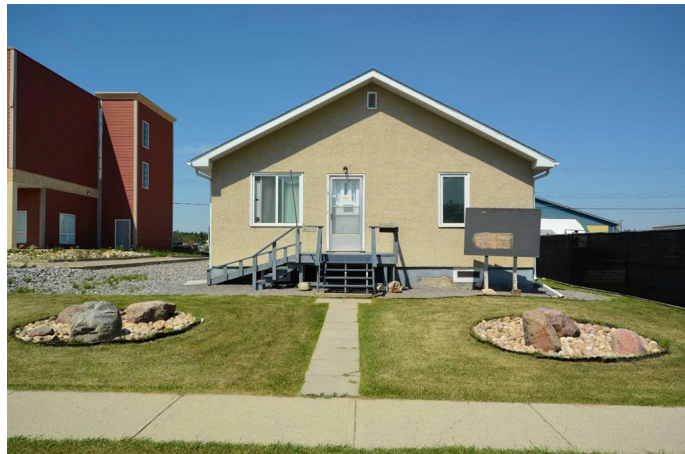
NONE, Edson, Alberta

Great Investment Opportunity! This 14,000 sq ft, C-3 Highway Commercial lot offers excellent visibility and easy access off highway 16 and is within walking distance of Edson's Business district. The building offers a welcoming and professional entrance to a front reception/office or retail space that is ideal for showcasing products or services, 2 pet grooming rooms or versatile spaces that can be used for offices or various business needs, storage for large freezers and 4pc bathroom. Downstairs will nicely accommodate additional treatment rooms or surveillance suite and houses a second bathroom, laundry facilities (new washer & dryer), Kitchenette (new fridge & stove) and storage. Numerous upgrades including newer windows, HW tank in 2023, electrical panel (upgraded to 100 amp) and added a 30-amp RV plug in 2022, roof shingles, fascia & eavestrough in 2014, Hot & Cold water available to yard and over 60 yards of gravel has been added to the yard. Lots of parking for your vehicles or equipment. There is a fabric Quonset for additional covered storage. This commercial property offers versatile spaces, modern upgrades, and prime highway exposure, making it an excellent opportunity for your business endeavors.

Built in 1951

## Essential Information

MLS® #                      A2217428



Price	\$329,000
Bathrooms	0.00
Acres	0.32
Year Built	1951
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5614 2 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L8

### Interior

Heating	Forced Air, Natural Gas, Floor Furnace
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### Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	117
Zoning	13

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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