# \$360,000 - 5529 3 Avenue, Edson

MLS® #A2129781

### \$360,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Edson, Alberta

Versatile Commercial Space in a Prime Location

Conveniently situated between two major highways, this property offers excellent visibility and access. It features a flexible office, retail, or reception area, along with a spacious warehouse complete with bay doors. The floor plan layout of this property provides an opportunity to separate it into two units, enabling another revenue source if leased out. The partially fenced yard and alley access make it easy for trucks and customers to come and go, while on-street parking accommodates walk-in traffic.

Located close to all essential amenitiesâ€"including shopping, restaurants, hotels, and service stationsâ€"this property is ideal for a range of business uses.

Built in 1981

#### **Essential Information**

MLS® # A2129781 Price \$360,000

Bathrooms 0.00 Acres 0.00 Year Built 1981

Type Commercial

Sub-Type Retail
Status Active

# **Community Information**







Address 5529 3 Avenue

Subdivision NONE

City Edson

County Yellowhead County

Province Alberta

Postal Code T7E1L6

#### **Additional Information**

Date Listed May 9th, 2024

Days on Market 544

Zoning C2

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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