

# \$850,000 - 7028 4 Avenue, Edson

MLS® #A2194331

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.36 Acres

NONE, Edson, Alberta

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.

Built in 2012

## Essential Information

MLS® #	A2194331
Price	\$850,000
Bathrooms	0.00
Acres	0.36
Year Built	2012
Type	Commercial
Sub-Type	Industrial



Status Active

### Community Information

Address 7028 4 Avenue  
Subdivision NONE  
City Edson  
County Yellowhead County  
Province Alberta  
Postal Code T7E 1N3

### Amenities

Parking Spaces 8

### Interior

Heating Floor Furnace, Forced Air, Natural Gas, Radiant

### Exterior

Roof Asphalt Shingle  
Construction Aluminum Siding, Wood Frame

### Additional Information

Date Listed February 12th, 2025  
Days on Market 149  
Zoning DC-O - Direct Control Ope

### 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.