

# \$149,000 - 5233 4 Avenue, Edson

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MLS® #A2258588

**\$149,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.48 Acres

Edson, Edson, Alberta

Prime Investment Opportunity in Edson!  
This 21,000 sq ft parcel of C2 Commercial land offers excellent exposure along busy Highway 16 and is centrally located near major shopping centers and service businesses. A long-term tenant is secured with a lease in place until the end of 2028, providing stable income for years to come. With its strategic location, strong visibility, and established tenancy, this property is ideal for investors seeking a reliable addition to their portfolio.



## Essential Information

MLS® #	A2258588
Price	\$149,000
Bathrooms	0.00
Acres	0.48
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	5233 4 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L4

## Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	C2 - Service Commercial

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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