

FOR SALE

EDSON COMMERCIAL BUILDING

502 - 50TH STREET | EDSON, ALBERTA



This versatile \pm 3,000 square foot main floor building with a basement under the front portion - offers excellent visibility on a corner lot just one block from the city centre. The property provides ample on-site parking, along with free City parking immediately adjacent.

The front office area is currently divided into smaller offices, bathrooms, and seating areas, which can be reconfigured to suit a variety of uses such as a restaurant, retail space, or professional offices. The rear portion features large open areas complete with a kitchen setup, offering flexible layout options.

Additional highlights include new flooring and paint, the potential for vendor financing, and the ability to demise the building into two rentable units (front and back).

\$

LISTED
FOR SALE
AT

\$295,000

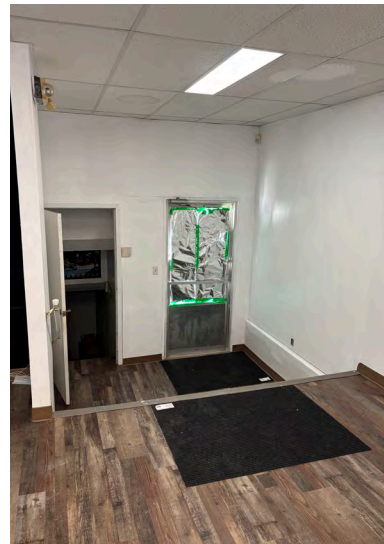
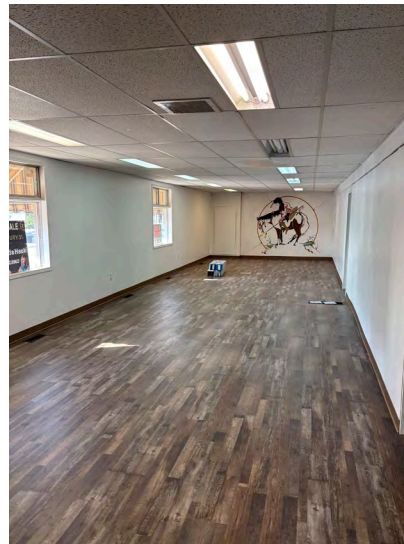
Steven Pearson, VP
Investment & Industrial Sales/Leasing
780 993 7501 steven@hcrgroup.ca

Jasdeep Dhaliwal, Associate
Investment & Industrial Sales/Leasing
780 952 5866 jasdeep@hcrgroup.ca

HCR | HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

FOR SALE | EDSON COMMERCIAL BUILDING



IDEAL USES



Food & Drink



Medical/Dental Services



Retail & Personal Services



Bar or Pub

MUNICIPAL ADDRESS
502 - 50 Street | Edson, Alberta

LEGAL DESCRIPTION
Lot 1, Block 27 Plan 1494 AC

BUILDING SIZE
± 3,000 SF

LAND SIZE
± 6,500 SF

ZONING
CBD - Central Business District

AVAILABLE
Immediately



CLICK FOR
CURRENT
CBD USES

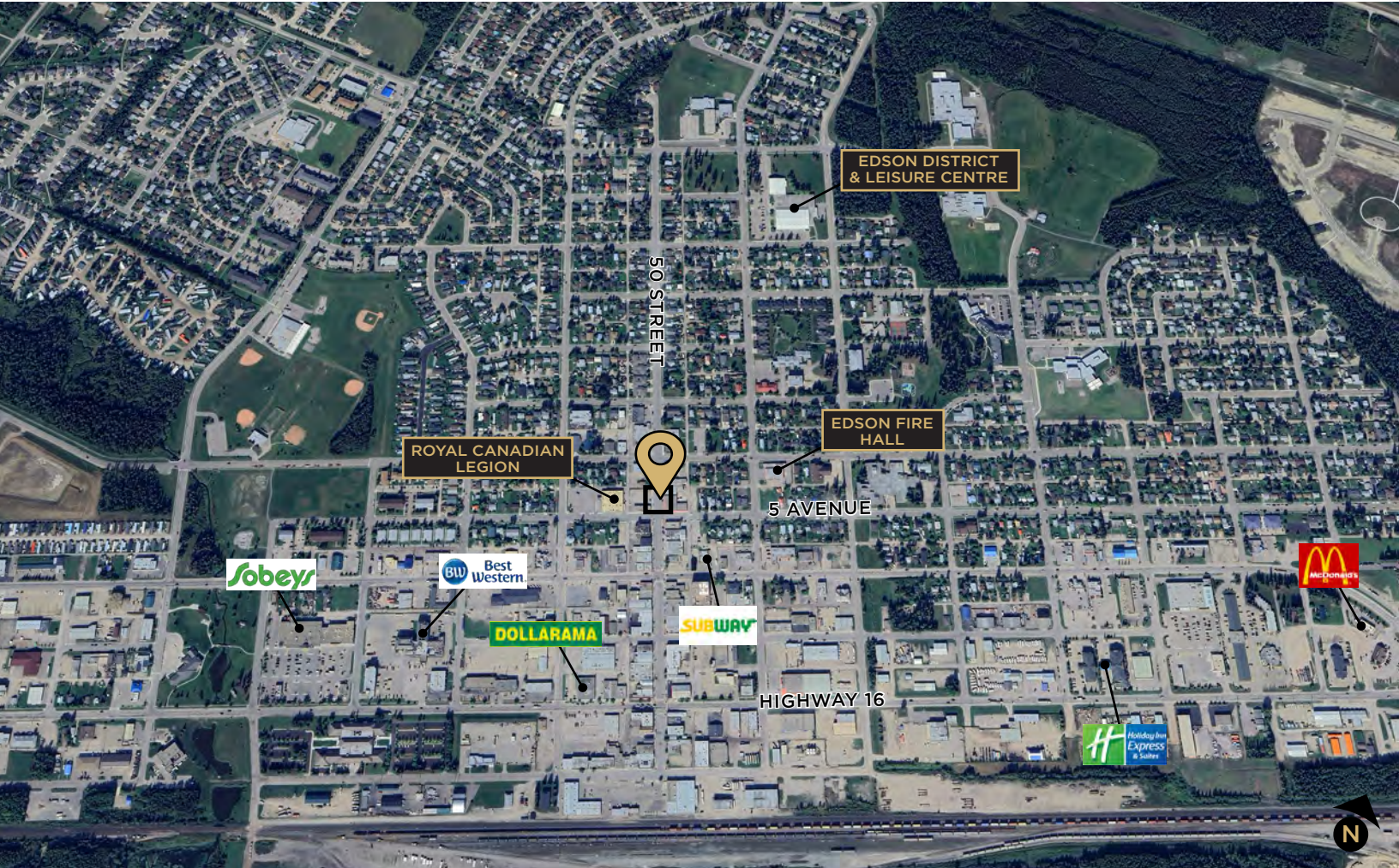
FINANCIAL DETAILS

LIST PRICE
\$295,000

PROPERTY TAXES
\$4,636.08 (2025 Actual)



FOR SALE | EDSON COMMERCIAL BUILDING



NEIGHBOURHOOD
POPULATION
(10 KM | 2023) **9,036**

DAYTIME
POPULATION
(10 KM | 2023) **12,929**

AVERAGE
HOUSEHOLD
INCOME
(10 KM | 2023) **\$120,748**

TRAFFIC COUNTS
2 AVE AND
50TH STREET **15,140+**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

Steven Pearson, VP
Investment & Industrial Sales/Leasing
780 993 7501 steven@hcrgroup.ca

Jasdeep Dhaliwal, Associate
Investment & Industrial Sales/Leasing
780 952 5866 jasdeep@hcrgroup.ca

HCR HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca