

FOR SALE

±18,600 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

MOTIVATED VENDOR!



5907 – 4 Avenue, Edson, AB

MULTI-TENANT INVESTMENT OPPORTUNITY

Property Highlights

- Located on the west side of town near major traffic arteries such as Highway 16, 2nd Avenue and 4th Avenue.
- Great highway exposure along Yellowhead Highway
- Ample paved parking along the east and south side of the property.
- Yard is fenced and gated
- Vendor will lease back two bays
- (7) Shop bays totaling ±14,880 Sq. Ft., main floor office space of ±3,720 Sq. Ft, 2nd floor office space of ±2,500 Sq. Ft. and second floor mezzanine storage totaling ±1,620 Sq. Ft.



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

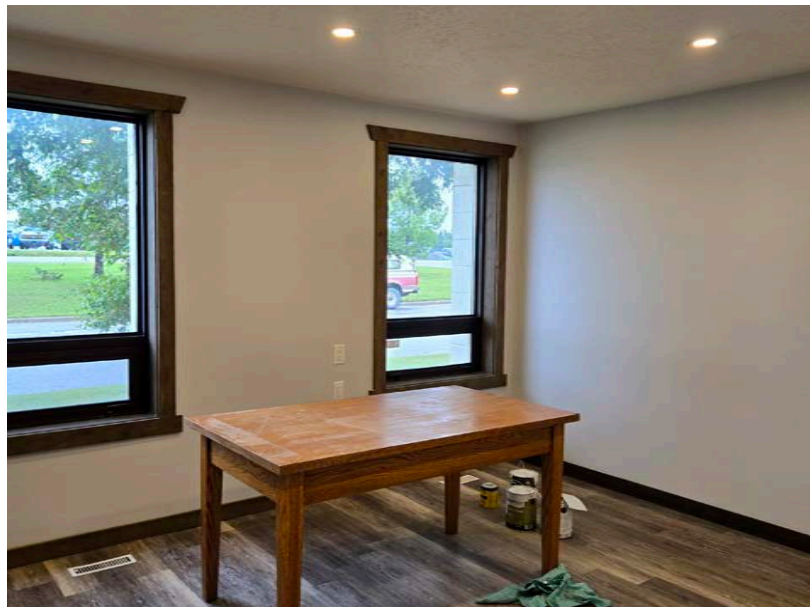
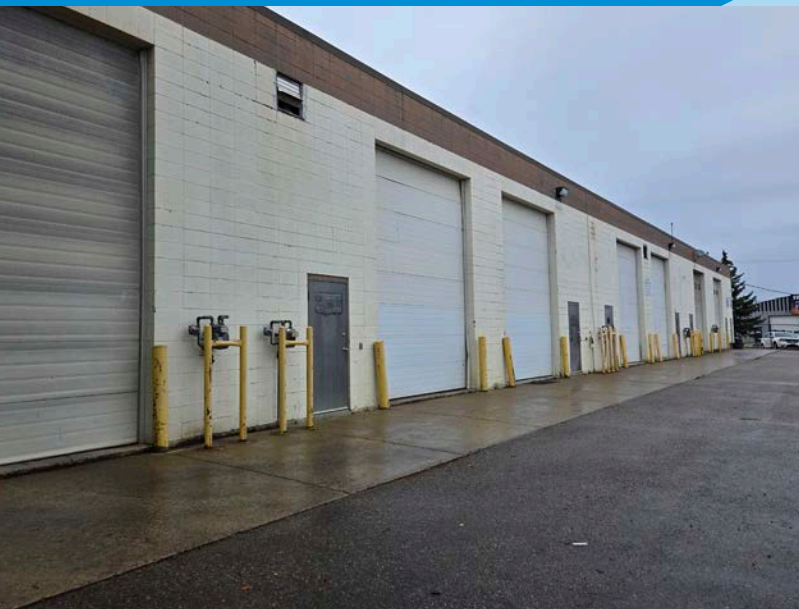


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FOR SALE

Multi-Tenant Investment Opportunity

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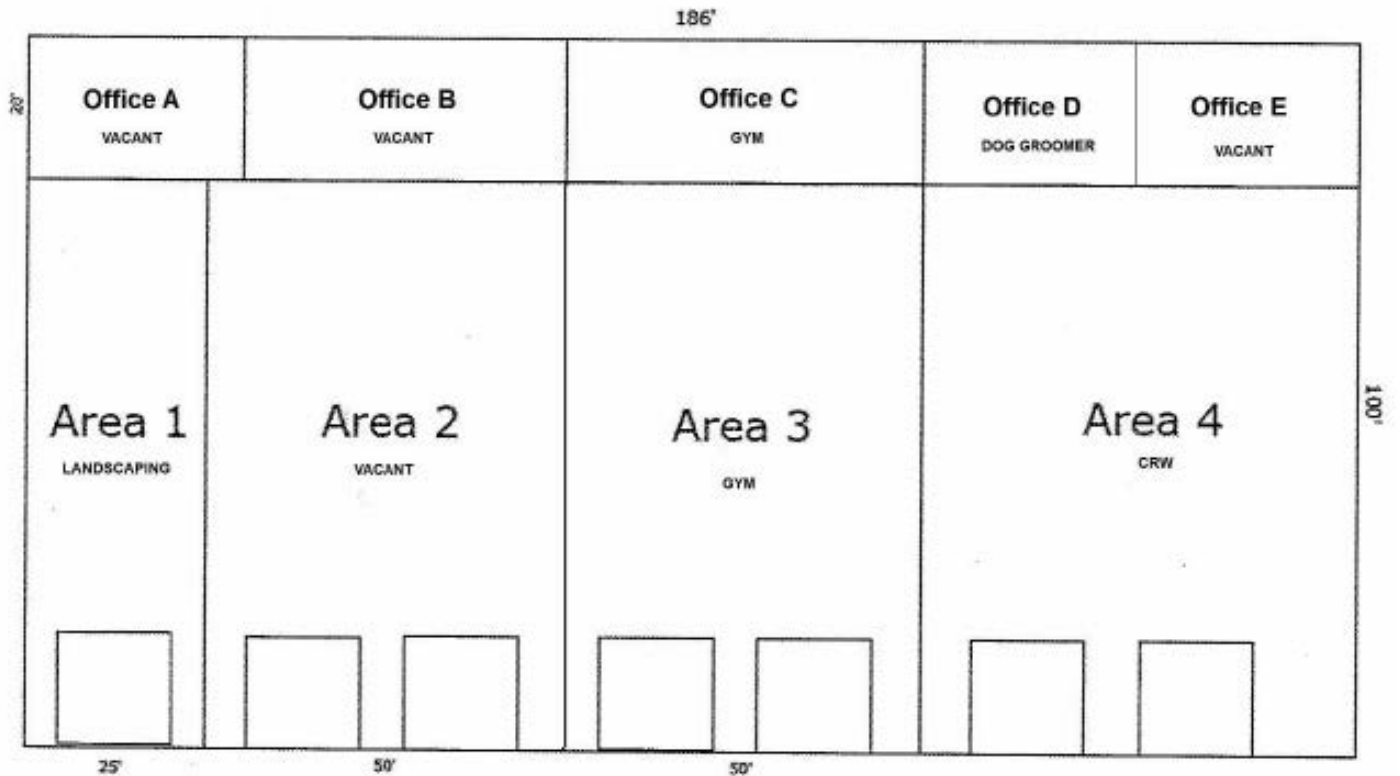


FOR SALE

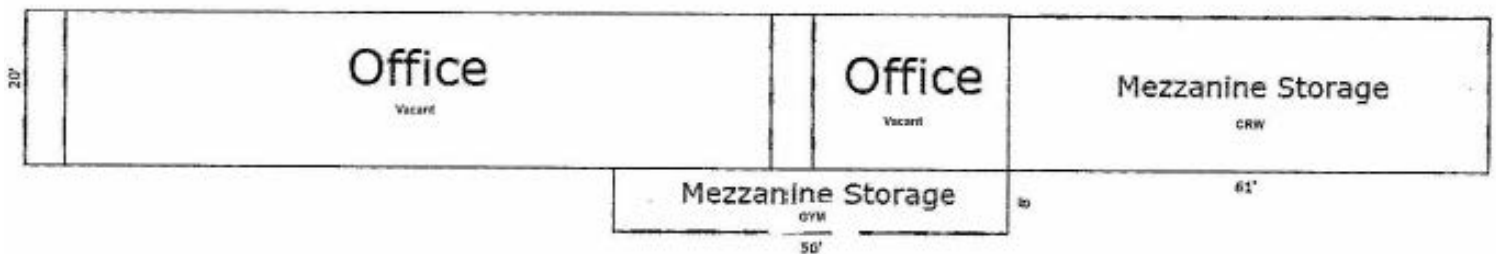
Multi-Tenant Investment Opportunity

LIZOTTE
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Main Floor



Second Floor



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Property Information

Municipal Address: 5907 - 4 Avenue, Edson, AB

Legal Address: Lot 7, Block 202, Plan 802-2726

Building Size: 18,600 Sq. Ft. (+/-)

Lot Size: 1.03 Acres (+/-)

Zoning: C-2 (Service Commercial)

Parking: Paved parking along east and south side of the property

Power: 400 Amps

Heating: (4) overhead radiant heaters in shop bays and (3) forced air furnaces in office areas

Sumps: Dual stage sumps and Trench drain

Ceiling Height: 19' 7" "Deck"

Loading: (7) 12'x16' Grade

Possession: Immediate/negotiable

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Purchase Price: \$1,625,000.00

Taxes: \$26,816.34 (2024)

Contact

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