

# \$850,000 - 5625 4 Avenue, Edson

MLS® #A2219231

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.84 Acres

Edson, Edson, Alberta

Seize the opportunity to own five town lots strategically located along Edson's busiest highway—Highway 16. This high-visibility location offers exceptional exposure and is surrounded by major retail and service businesses, making it ideal for a wide range of commercial uses. The 5,600 sq ft building, originally constructed in 1977 and updated in 2020, was previously used as a service shop for a Honda dealership and is now well-suited for use as a service shop or storage facility. The property is zoned C2 — Service Commercial and offers prime potential for future development, providing an excellent opportunity for expansion or new construction. Don't miss this chance to invest in a highly visible, versatile commercial property in a growing and dynamic area.

Built in 2005

## Essential Information

MLS® #	A2219231
Price	\$850,000
Bathrooms	0.00
Acres	0.84
Year Built	2005
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	5625 4 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L6

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Phone Available, Sewer Connected, Water Connected
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### **Interior**

Heating	Natural Gas, Radiant
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### **Exterior**

Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	90
Zoning	13

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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