

# \$774,000 - 227 57 Street, Edson

MLS® #A2130288

**\$774,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.60 Acres

NONE, Edson, Alberta

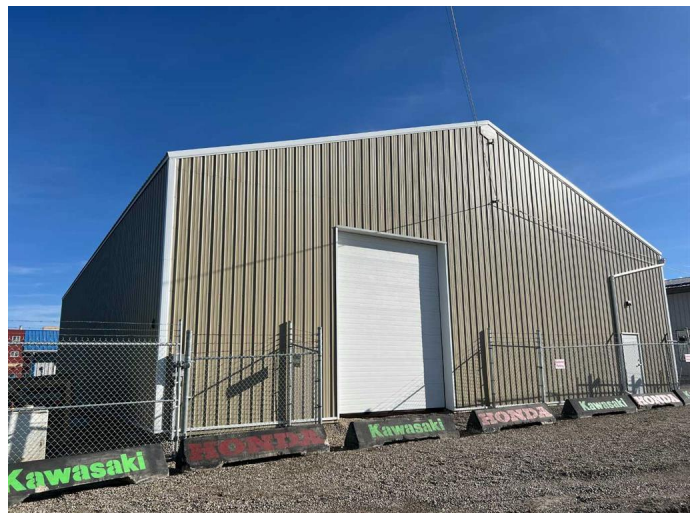
**BUILDINGS ARE AVAILABLE FOR SALE OR LEASE! Prime Investment Opportunity**

This multi-purpose sales, service, and storage complex in Edson offers a total of four buildings, catering to diverse business needs. Modern facilities boasting a mix of cold storage, heated garage, showroom, and shop space, this complex is designed to accommodate various business operations. The multi-building complex is demised into 4 separate buildings. A 4,800 sq. ft. cold storage building built in 2018, a 900 sq. ft. heated garage built in 2005, and the 3,840 sq. ft. showroom built in 2020 with a 1,768 sq. ft. shop addition added in 2021. Situated one block off Highway 16, the property enjoys high visibility, ensuring maximum exposure for businesses operating within. The site is fully chain link fenced with barb wire along the perimeter with lights on the exterior of the buildings. There are two gated entry points along the north border of the property, from the alley to 57 Street. Zoned C2 "Service Commercial. With its strategic location, modern amenities, and versatile layout, this commercial complex is a rare find in the Edson market.

Built in 2002

## Essential Information

MLS® #	A2130288
Price	\$774,000



Bathrooms	0.00
Acres	0.60
Year Built	2002
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	227 57 Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L6

### **Additional Information**

Date Listed	May 8th, 2024
Days on Market	327
Zoning	12

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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