

# \$850,000 - 7028 4 Avenue, Edson

MLS® #A2194331

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.36 Acres

NONE, Edson, Alberta

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.

Built in 2012

## Essential Information

MLS® #	A2194331
Price	\$850,000
Bathrooms	0.00
Acres	0.36
Year Built	2012
Type	Commercial
Sub-Type	Industrial



Status Active

### Community Information

Address 7028 4 Avenue  
Subdivision NONE  
City Edson  
County Yellowhead County  
Province Alberta  
Postal Code T7E 1N3

### Amenities

Parking Spaces 8

### Interior

Heating Floor Furnace, Forced Air, Natural Gas, Radiant

### Exterior

Roof Asphalt Shingle  
Construction Wood Frame, Aluminum Siding

### Additional Information

Date Listed February 12th, 2025  
Days on Market 92  
Zoning DC-O - Direct Control Ope

### Listing Details

Listing Office CENTURY 21 TWIN REALTY

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