

# \$409,000 - 4915 3 Avenue, Edson

MLS® #A2243564

**\$409,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.40 Acres

Edson, Edson, Alberta

**2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING!**

This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year.

Built in 1952

## Essential Information

MLS® #	A2243564
Price	\$409,000
Bathrooms	0.00
Acres	0.40
Year Built	1952
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 4915 3 Avenue



Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1E6

### **Interior**

Heating	Combination, Forced Air, Natural Gas
Cooling	None

### **Exterior**

Roof	Flat
Construction	Concrete, Mixed, Wood Frame, Aluminum Siding

### **Additional Information**

Date Listed	July 26th, 2025
Days on Market	8
Zoning	11

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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