

# \$790,000 - 419 50 Street, Edson

MLS® #A2135865

**\$790,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

Edson, Edson, Alberta

This versatile commercial building offers an impressive gross building area of over 10,000 square feet on the main level with over 17,000 square feet of rentable space across three floors. Ideally situated in the heart of the downtown core, this property boasts a prime location with direct access from Main Street, right across from the main post office and just off Highway 16. The entire main floor is currently utilized as a vibrant sports store, offering ample retail space that benefits from high foot traffic. THIS SPACE CAN BE AVAILABLE FOR LEASE FOR THE RIGHT TENANT. The open layout provides flexibility for a variety of retail operations. The second floor offers a blend of functional spaces, including an office, storage area and full bathroom. Additionally, there is an expansive open floor space that is perfect for use as additional office space or could be transformed into a yoga studio, capitalizing on the growing wellness market. A standout feature of this property is the basement, home to a long-established bowling alley that has been a staple in the community for many years. This entertainment venue not only provides a steady income stream but also draws consistent traffic to the building, enhancing the visibility and attractiveness of the other rentable spaces. Strategically positioned in the main shopping area of the downtown core, this building benefits from excellent visibility and accessibility. Its proximity to major roads and key amenities such as the post office makes it



a convenient and attractive destination for both businesses and customers. With its diverse range of spaces, this commercial building presents a compelling investment opportunity. The mixed-use nature allows for multiple revenue streams and potential for future development or reconfiguration to meet market demands. Whether you are looking to expand your commercial real estate portfolio or establish a presence in a thriving downtown location, this property offers significant potential and versatility. Don't miss the opportunity to invest in a cornerstone of this vibrant community.

Built in 1965

**Essential Information**

MLS® #	A2135865
Price	\$790,000
Bathrooms	0.00
Acres	0.21
Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	419 50 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1T3

**Interior**

Heating	Forced Air, Natural Gas
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**Exterior**

Roof	Asphalt
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Construction	Concrete, Metal Siding
Foundation	Block, Poured Concrete

**Additional Information**

Date Listed	May 28th, 2024
Days on Market	444
Zoning	CBD

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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