

# \$899,000 - 4824, 4826, 4830 3 Avenue, Edson

MLS® #A2238264

**\$899,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

NONE, Edson, Alberta

Excellent investment opportunity in Edson, AB. This fully updated 5,000 sq ft strip mall is zoned C-2 (Service Commercial) and features three fully leased units occupied by a busy insurance brokerage, a popular pizza takeout restaurant, and a well-established electrical company. Each unit includes large storefront windows, private bathroom, and office/retail space, with two units offering 14 ft overhead doors. The building offers high visibility, ample customer parking in the front, alley access, and additional staff parking at the rear. This turn-key property provides stable rental income and strong tenants. Rent roll, recent upgrades, and a full feature package are available upon request.

Built in 1977

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2238264   |
| Price      | \$899,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.32       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|         |                           |
|---------|---------------------------|
| Address | 4824, 4826, 4830 3 Avenue |
|---------|---------------------------|



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1C2           |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 18 |
|----------------|----|

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### **Exterior**

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | July 9th, 2025         |
| Days on Market | 39                     |
| Zoning         | C-2 Service Commercial |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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