

# \$10 - Main Floor, 419 50 Street, Edson

MLS® #A2198802

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

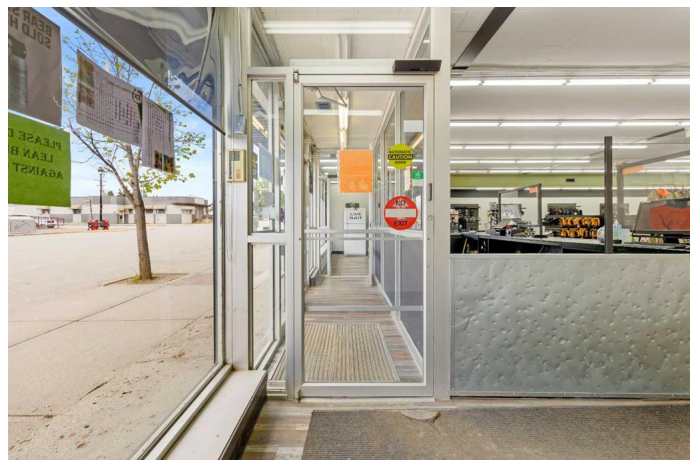
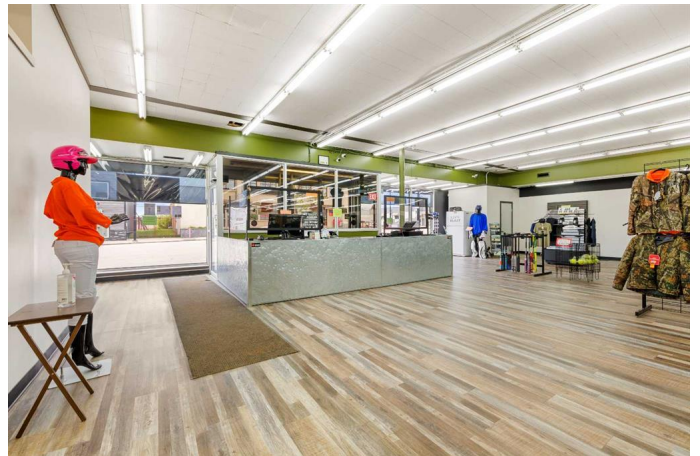
Edson, Edson, Alberta

This versatile commercial building offers 8142 square feet of prime lease space on the main level, located in the heart of the downtown area. Directly accessible from Main Street and across from the main post office, the property is ideally positioned just off Highway 16. The entire main floor was home to a thriving sports store, providing ample retail space with high foot traffic. The open layout allows for a variety of retail operations, offering flexibility to accommodate different business needs. Strategically situated in the main shopping area, the building benefits from excellent visibility and accessibility, making it an attractive destination for customers and businesses alike. With its prime location and ample main-floor space, this property presents a fantastic opportunity for investment in a bustling downtown area.

Built in 1965

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2198802   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.21       |
| Year Built | 1965       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | Main Floor, 419 50 Street |
| Subdivision | Edson                     |
| City        | Edson                     |
| County      | Yellowhead County         |
| Province    | Alberta                   |
| Postal Code | T7E 1T3                   |

## Amenities

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Fiber Optics Available, High Speed Internet Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
|-----------|---|

## Interior

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

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 63              |
| Zoning         | CBD             |

## Listing Details

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

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