

# \$278,500 - 319 50 Street, Edson

MLS® #A2135165

**\$278,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Edson, Edson, Alberta

Welcome to 319 50th Street in the heart of Edson! This historic two-story retail building, constructed in 1912, offers a unique investment opportunity with exposure to Highway 16 westbound. One of the original retail buildings on Main Street, this 3250 square-foot property has been upgraded through the years and most recently in 2014. The main floor is currently leased to a local print shop, offering 1839 square feet of finished space with two 2-piece bathrooms featuring ceramic tile flooring. The space boasts vinyl plank flooring, newly painted drywall, and original wood wainscoting, creating a charming and inviting atmosphere for customers. The second floor is leased to a yoga studio, providing another 1875 square feet of finished space. The studio room features 11 1/2-foot ceiling height with original tin embossed tile, original plaster crown moldings, and a combination of original wood and vinyl plank flooring. The space also includes two 3-piece bathrooms, one with a shower, partial kitchen with office or retail space making it a versatile area for various businesses or tenants. This property is equipped with updated electrical, plumbing, two forced-air furnaces, an AC unit, and two Bradford 40-gallon natural gas hot water tanks, ensuring a comfortable and efficient environment for your tenants. Don't miss this opportunity to own a piece of Edson's history and generate steady rental income. The current rental income is \$2625.00 per month



gross on month-to-month leases. This property would make a great addition to your investment portfolio!

Built in 1912

**Essential Information**

MLS® #	A2135165
Price	\$278,500
Bathrooms	0.00
Acres	0.07
Year Built	1912
Type	Commercial
Sub-Type	Retail
Status	Active

**Community Information**

Address	319 50 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1S9

**Interior**

Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air

**Exterior**

Roof	Other
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete, Wood, Perimeter Wall

**Additional Information**

Date Listed	May 24th, 2024
Days on Market	329
Zoning	CBD - Central Business Di

**Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.