

# \$281,500 - 319 50 Street, Edson

MLS® #A2135165

**\$281,500**

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	\$281,500
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	302
Zoning	CBD - Central Business Di

### Listing Details

Listing Office

CENTURY 21 TWIN REALTY

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