

# \$249,900 - 204 50 Street N, Edson

MLS® #A2183254

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Edson, Alberta

Invest Opportunity! Nicely upgraded building with spots for 4 vehicles in the back. The property is located on main street Edson and close to busy hwy 16 (East). Current tenants have been there 10 years and have a triple net lease. Upgraded to 200 amp service, 2 furnaces approximately 3 years old, painted, newer front and back doors and newer front window, newer flooring, sump pump installed. mezzanine has been upgraded with paint, flooring, kitchen and Board Room. Great addition to your investment portfolio.

Built in 1951

## Essential Information

MLS® #	A2183254
Price	\$249,900
Bathrooms	0.00
Acres	0.00
Year Built	1951
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	204 50 Street N
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta



Postal Code            T7E 1V8

**Interior**

Heating                Forced Air, Natural Gas, Floor Furnace

**Exterior**

Roof                    Flat

**Additional Information**

Date Listed            December 11th, 2024

Days on Market        131

Zoning                 CBD

**Listing Details**

Listing Office           CENTURY 21 TWIN REALTY

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