



## 4619 4 Avenue Edson AB

\$144,000

Amazing Location Along 4th Avenue (HWY 16) Perfect HWY Exposure For Your Business! This Cozy Two Bedroom, One Bathroom Home is Currently Rented Out and the Renter Would Like to Stay. This Home is Located on a Large 50' x 140' Lot With Back Alley Access and HWY 16 West Frontage. There have been Many Updates Over the Years Including the Kitchen, 4 pc Bathroom, Flooring, Siding and More! Large Entry Porch With Cabinets for All Those Coats Boots & Extras. Fenced Yard With A Variety of Perennials and Mature Trees and a 24X24 Detached Heated, Insulated Garage. A Total of Three Adjoining Lots Available If you are Looking for a Larger Property for Your Business. Excellent Location With All Amenities Within Walking Distance. C-3 Highway Commercial Zoning Allows For a Variety of Uses for this Versatile Property.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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