

# \$149,000 - 5233 4 Avenue, Edson

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MLS® #A2258588

**\$149,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.48 Acres

Edson, Edson, Alberta

Prime Investment Opportunity in Edson!  
This 21,000 sq ft parcel of C2 Commercial land offers excellent exposure along busy Highway 16 and is centrally located near major shopping centers and service businesses. A long-term tenant is secured with a lease in place until the end of 2028, providing stable income for years to come. With its strategic location, strong visibility, and established tenancy, this property is ideal for investors seeking a reliable addition to their portfolio.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2258588        |
| Price     | \$149,000       |
| Bathrooms | 0.00            |
| Acres     | 0.48            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5233 4 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1L4           |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | September 19th, 2025    |
| Days on Market | 14                      |
| Zoning         | C2 - Service Commercial |

### **Listing Details**

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

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