

FOR SALE/LEASE

DALZELL BUILDING

5909/07 4th Avenue, Edson, AB



INVESTMENT OR LEASE OPPORTUNITY

EXCEPTIONAL OPPORTUNITY TO OWN A MULTI-BAY INDUSTRIAL BUILDING IN EDSON ALBERTA

CUSHMAN & WAKEFIELD
Edmonton
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PROPERTY HIGHLIGHTS

- Highway 16 West exposure
- Fenced yard
- C2 Zoning

PROPERTY DETAILS

Municipal Address: 5909/07 4th Avenue,
Edson, AB

Legal Description: Lot 7, Block 202,
Plan 802-2726

Zoning: C2 Service Commercial District

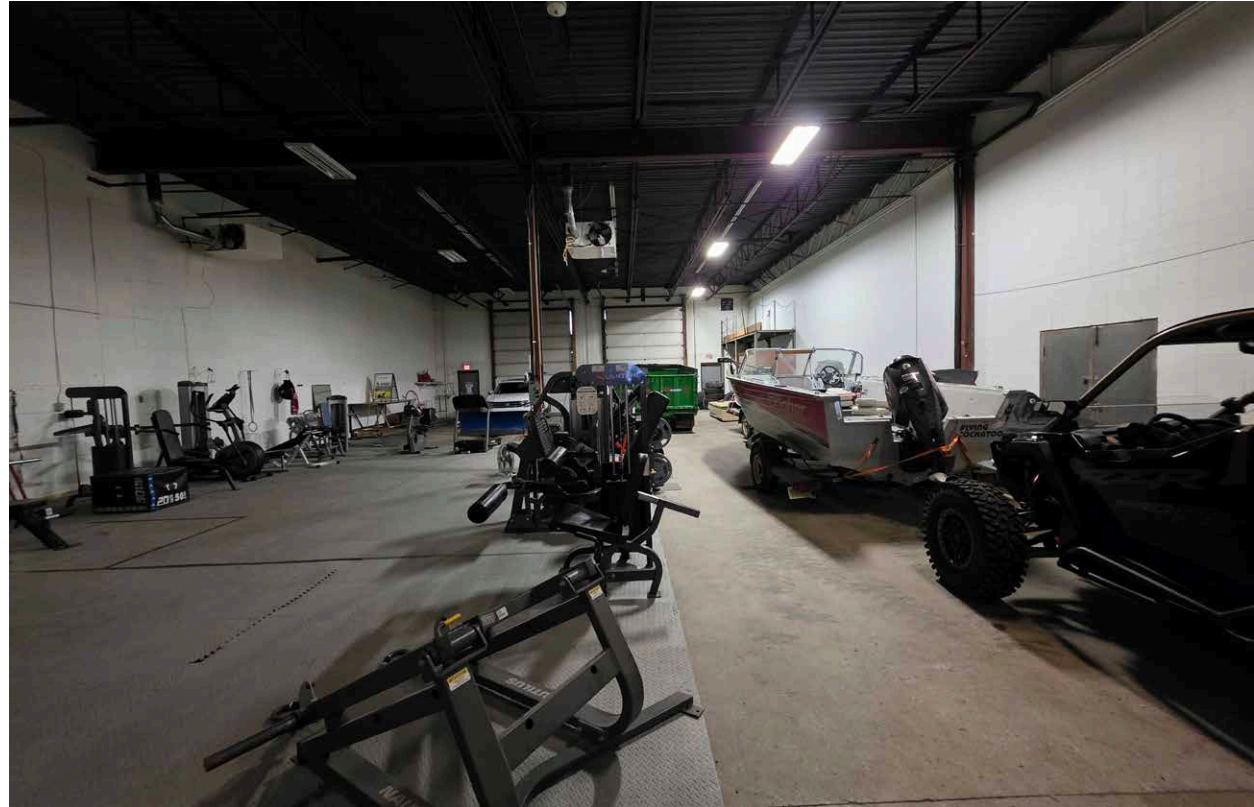
Site Size: ±1.03 Acres

Building Size
Seven Shop Bays - 14,880 SF
Main Floor Office - 3,720 SF
Second Floor Office - 2,500 SF
Second Floor Mezzanine - 1,620 SF
Total - ±22,640 SF

Year Built 1981

Property Taxes \$25,570.25 (2025)

Listing Price: Contact Listing Agent



AERIAL



HIGHWAY 16 (13,990 VPD 2025)

HIGHWAY 16 (7,120 VPD 2025)



1,518
POPULATION
Within 1 KM



\$125,204
AVG. INCOME
Within 1 KM



370
HOUSEHOLDS
Within 1 KM

8,394
POPULATION
Within 3 KM

\$137,616
AVG. INCOME
Within 3 KM

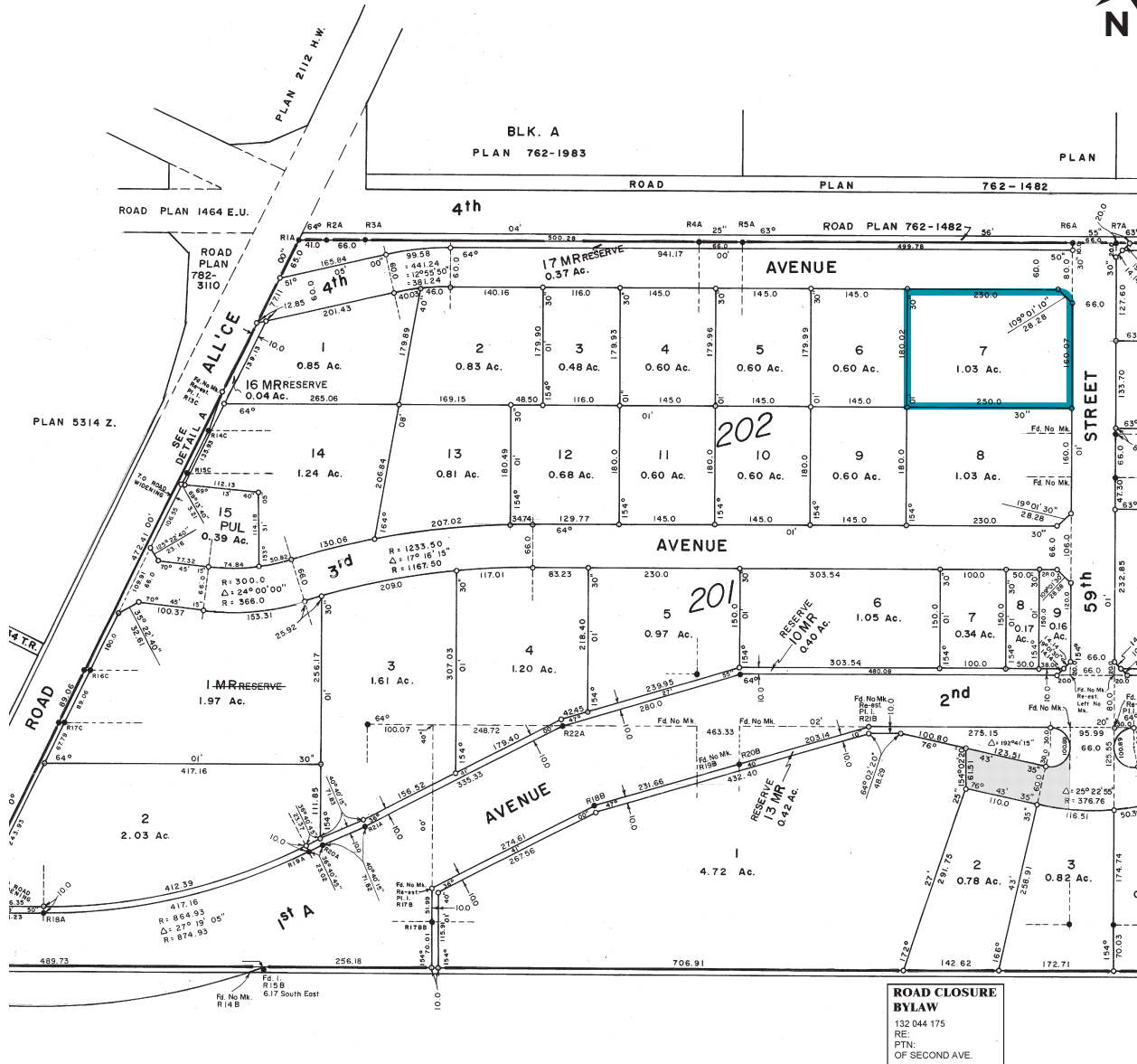
2,098
HOUSEHOLDS
Within 3 KM

9,173
POPULATION
Within 5 KM

\$138,281
AVG. INCOME
Within 5 KM

2,265
HOUSEHOLDS
Within 5 KM

SITE PLAN



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