

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  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Jeff McCammon, CCIM**  
Senior Associate  
780 429 9352 (Direct)  
780 445 0026 (Cell)  
[jeff.mccammon@cwedm.com](mailto:jeff.mccammon@cwedm.com)

**Doug Bauer**  
Senior Associate  
780 991 6456  
[doug.bauer@cwedm.com](mailto:doug.bauer@cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2026

## 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

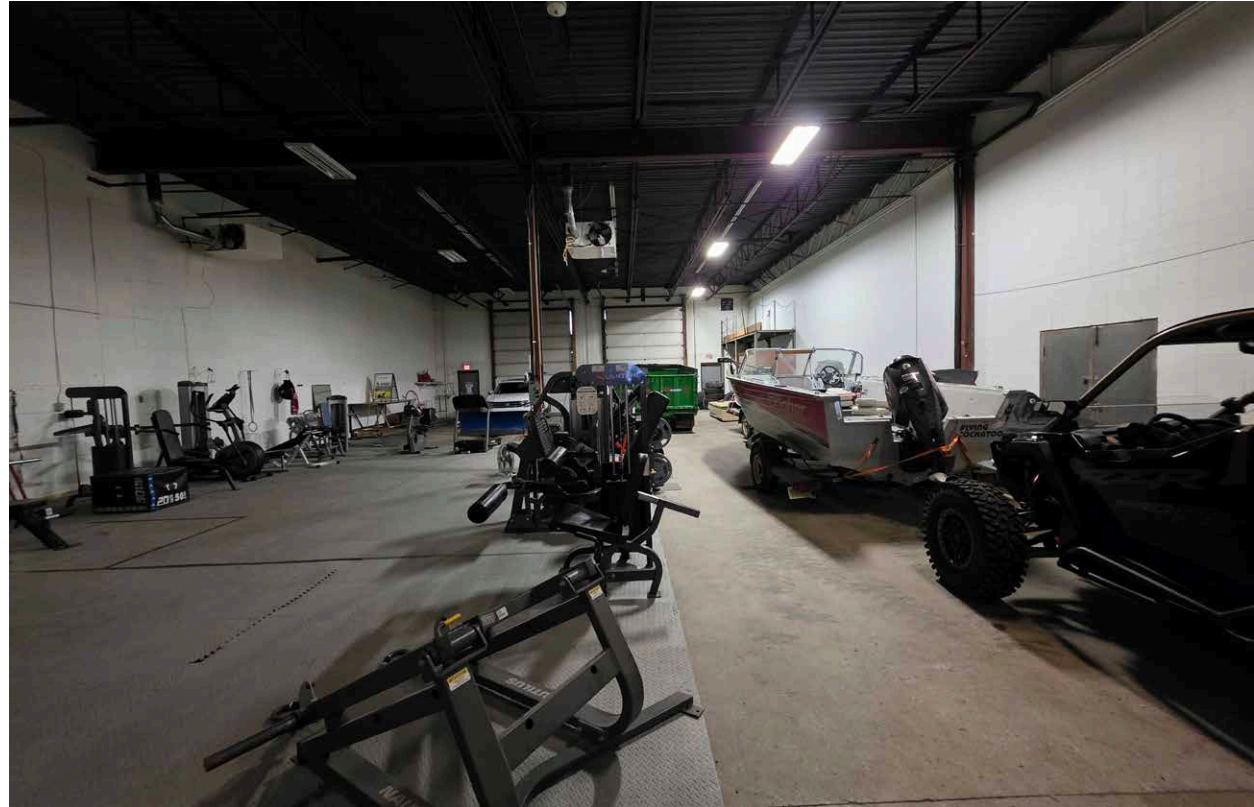
**Site Size:** ±1.03 Acres

**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*

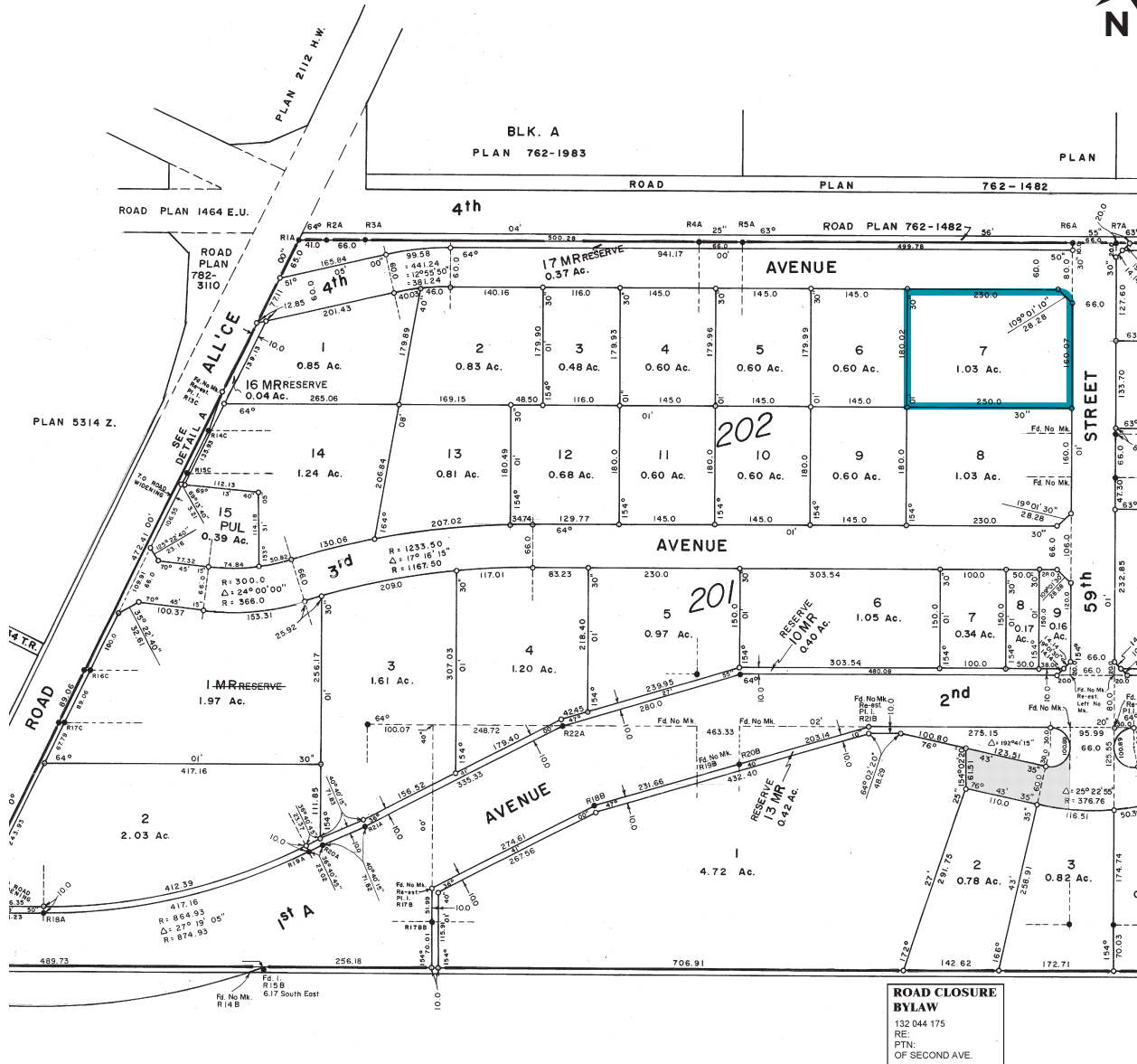
2,098  
**HOUSEHOLDS**  
*Within 3 KM*

9,173  
**POPULATION**  
*Within 5 KM*

\$138,281  
**AVG. INCOME**  
*Within 5 KM*

2,265  
**HOUSEHOLDS**  
*Within 5 KM*

# SITE PLAN



**Jeff McCammon, CCIM**  
Senior Associate  
780 429 9352 (Direct)  
jeff.mccammon@cwedm.com

**Doug Bauer**  
Senior Associate  
780 991 6456  
doug.bauer@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question, March 2026