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4926 1 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Edson, Alberta



Listing ID:
27798


MLS ID:
A2104427

\$6,912.70



 **SHARON HAWBOLDT**
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 CENTURY 21 TWIN REALTY
 780-723-3100

 4926 1 Avenue , Edson , Alberta T7E 1V5

Transaction Type For Lease	Title Fee Simple	Days On Market 518
Lease Amount 6912.70	Lease Frequency Monthly	Zoning C-2
Subdivision NONE	Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Street Level Storefront,Walk-up	Year Built 1978
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 1494AC	Office (Sq. Ft.) 10500.0000	Building Area (Sq. Ft.) 7367.00
Building Area (Sq. M.) 684.41	Lot Size (Sq. Ft.) 13998	Lot Size (Acres) 0.32
Construction Type Concrete	Electric 200 Amp Service,Single Phase	Heating Overhead Heater(s),Natural Gas,Other
Lot Features Back Lane,City Lot,Low Maintenance Landscape,Level,Street Lighting,Paved,Private	Commercial Amenities Elevator Freight,Elevator Passenger,Emergency Lighting,Storefront	Access to Property Accessible to Major Traffic Route,Back Alley Access,Airport Nearby,Front and Rear Drive access,Direct Access,Major Shopping Nearby,Paved Road
Inclusions None	Restrictions None Known	Reports Floor Plans

7367 Sq Ft of Office Space available in this multi tenant two storey Office/Retail Building located in the downtown core of Edson with HIGHWAY EXPOSURE off of 2nd Avenue. Well maintained clean building with front and back entry, elevator, common area bathrooms for the 2nd level and storage. Plenty of parking at the back of this building with 17 covered powered parking spots and good customer parking along the front. \$11.26 per sq ft base rent plus CAC. The seller is offering a 50% discount off the first year with a minimum 5 year term.

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