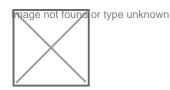


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4926 1 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Edson, Alberta Listing ID: 27798

MLS ID: A2104427

\$6,912.70



- **△** SHARON HAWBOLDT
- **(780)** 712-9122
- CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 4926 1 Avenue, Edson, Alberta T7E 1V5

Transaction Type Title Days On Market

For Lease Fee Simple 518

Lease AmountLease FrequencyZoning6912.70MonthlyC-2

Building Type

Subdivision

Commercial Mix,Low Rise (2-4
stories),Mixed Use,Office

1978

Building, Retail, Street Level

Storefront,Walk-up

Structure Type Property Type Property Sub Type

Office Commercial Office

Legal Plan Office (Sq. Ft.) Building Area (Sq. Ft.)

1494AC 10500.0000 7367.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

684.41 13998 0.32

Construction Type Electric Heating

Concrete 200 Amp Service, Single Phase Overhead Heater(s), Natural Gas, Other

Lot Features Commercial Amenities Access to Property

Back Lane, City Lot, Low Maintenance

Elevator Freight, Elevator

Accessible to Major Traffic Route, Back
Alley Access, Airport Nearby, Front and

Landscape,Level,Street Passenger,Emergency
Lighting,Paved,Private Lighting,Storefront Passenger,Emergency

Rear Drive access,Direct Access,Major

Chapting Nearby Passed

Shopping Nearby, Paved Road

Inclusions Restrictions Reports

None None Known 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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