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5016 4 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Edson, Alberta Listing ID: 29161

MLS ID: A2191576

\$14



△ SHARON HAWBOLDT

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☑ CENTURY 21 TWIN REALTY

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5016 4 Avenue, Edson, Alberta T7E 1V6

Transaction Type

For Lease

Lease Amount

14.00

Subdivision

Edson

Structure Type Mixed Use

Building Area (Sq. Ft.)

7350.00

Roof
Tar/Gravel

Heating

Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas

Restrictions
Landlord Approval

Title

Fee Simple

Lease Frequency

Monthly

Building TypeCommercial Mix

Property Type Commercial

Building Area (Sq. M.)

682.83

FoundationPoured Concrete

Access to Property

Accessible to Major Traffic Route

Reports Floor Plans **Days On Market**

274

Zoning

C2

Year Built

2019

Property Sub Type

Office

Construction Type

Concrete, Stucco, Wood Frame

Cooling Central Air

Inclusions

none

PRIME HIGH TRAFFIC HIGHWAY 16 FRONTAGE!! 7350 sq ft of Office/Shop space available in this two-story Office/Retail Building located steps away from Edson's downtown core offering unparalleled visibility and accessibility. This turnkey building features a stunning front entry showcasing an open-designed floor plan with 18 offices facing onto the center reception area. Additional large private boardroom, training room with attached office, kitchen with 4 appliances, 3 Bathrooms and a 30 x 50 Commercial shop with 10 Ft overhead door at the rear of the building. There is plenty of paved parking available at the front and the West side of the building. This prime commercial space is zoned C-1 retail Commercial, perfect for a wide variety of retail commercial and office uses at higher densities than would normally be found or provided for in other commercial areas of Town. Perfect for businesses looking to capitalize on high traffic and visibility.

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