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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	Title Fee Simple	Days On Market 398
Lease Amount 14.00	Lease Frequency Monthly	Zoning C2
Subdivision Edson	Building Type Commercial Mix	Year Built 2019
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 7350.00	Building Area (Sq. M.) 682.83	Construction Type Concrete,Stucco,Wood Frame
Roof Tar/Gravel	Foundation Poured Concrete	Cooling Central Air
Heating Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas	Access to Property Accessible to Major Traffic Route	Inclusions none
Restrictions Landlord Approval	Reports Floor Plans	

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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