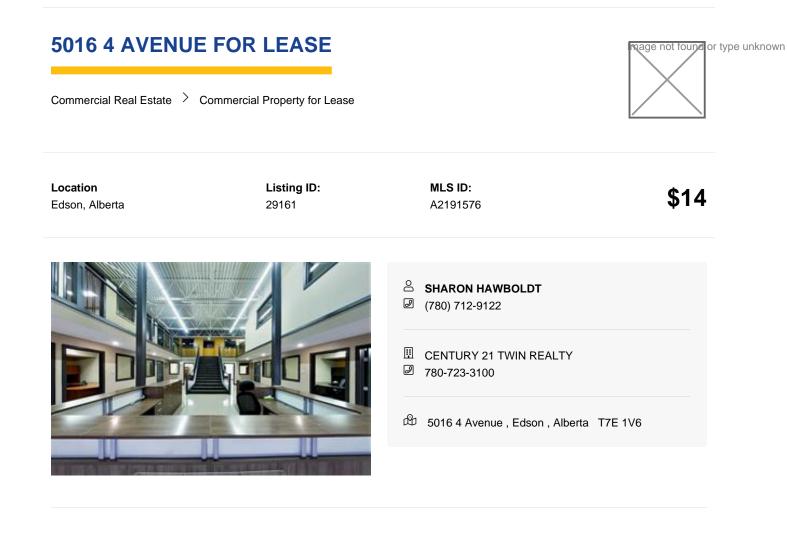


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Transaction Type For Lease

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 Type Commercial Mix

Property Type Commercial

Building Area (Sq. M.) 682.83

Foundation Poured Concrete

Access to Property Accessible to Major Traffic Route

Reports Floor Plans Days On Market 212

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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