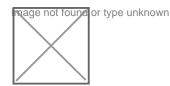


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5016 4 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Edson, Alberta Listing ID: 29161

MLS ID: A2191576

\$14



SHARON HAWBOLDT

**(780)** 712-9122

■ CENTURY 21 TWIN REALTY

**2** 780-723-3100

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 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** 

149

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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