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## 5614 2 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Edson, Alberta



**Listing ID:**  
30484


**MLS ID:**  
A2218973

**\$2,700**



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 5614 2 Avenue , Edson , Alberta T7E 1L8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 65	<b>Lease Amount</b> 2700.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> 13	<b>Subdivision</b> NONE
<b>Building Type</b> Free-Standing,Home-Based,Mixed Use	<b>Year Built</b> 1951	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 461AJ
<b>Building Area (Sq. Ft.)</b> 856.97	<b>Building Area (Sq. M.)</b> 79.61	<b>Lot Size (Sq. Ft.)</b> 14000
<b>Lot Size (Acres)</b> 0.32	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Heating</b> Floor Furnace,Forced Air,Natural Gas	<b>Inclusions</b> Refrigerator, Stove, Washer, Dryer	<b>Restrictions</b> None Known
<b>Reports</b> Aerial Photos,Floor Plans		

This C-3 Highway Commercial property offers prime exposure on Highway 16 with easy access and is within walking distance to Edson's business district. The building features a professional front entrance ideal for reception, office, or retail use. Two versatile rooms can function as grooming spaces, offices, or treatment rooms, plus there's a large storage area and a 4pc bathroom. The developed basement includes additional treatment rooms or surveillance space, a second bathroom, laundry with new washer & dryer, kitchenette with new fridge & stove, and extra storage. Recent upgrades include newer windows, 100-amp electrical panel, 2023 hot water tank, 30-amp RV plug (2022), and roof/fascia/eavestrough (2014). Yard includes hot/cold water access, over 60 yards of gravel added for stable parking, and a fabric Quonset for covered storage. Ample on-site parking makes this property ideal for a variety of business uses. Now available for lease—excellent opportunity for visibility and flexibility.

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