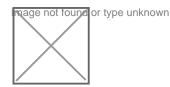


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5027A 1 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Edson, Alberta Listing ID: 33336

MLS ID: A2275387

\$650



- **△** KAREN SPENCER-MILLER
- **(780)** 723-3100
- CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 🖄 5027A 1 Avenue, Edson, Alberta T7E 1S9

Transaction Type

For Lease

Days On Market

1

Lease Amount

650.00

Lease Frequency

Monthly

Subdivision

Edson

Year Built 1980

Structure Type

Multi Unit

Property Type Commercial Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

375.00

Building Area (Sq. M.)

34.84

Inclusions NONE

Restrictions
None Known

Reports None

Well-maintained multi-unit commercial building located in the heart of Edson's Central Business District. Current tenants include a gym, professional office, and furniture store, with three additional units available for lease. Built in 1980, the property features pile and grade beam construction, concrete floors, steel frame construction, and a newly upgraded roof (2025). The site offers concrete walkways, asphalt paving, ample on-site customer parking, and additional paved staff parking at the rear. Ideally positioned just half a block west of Edson's Main Street on 1st Avenue, providing excellent visibility, exposure, and accessibility. The available space was previously operated as a barber shop and includes an existing wash sink located in the common area, making it well suited for a barber or hair salon. This unit can also be easily adapted for a small office or other professional use.

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