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5029 1 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Edson, Alberta

Listing ID:
33337

MLS ID:
A2275391

\$1,450



 **KAREN SPENCER-MILLER**
 (780) 723-3100

 **CENTURY 21 TWIN REALTY**
 780-723-3100

 5029 1 Avenue , Edson , Alberta T7E 1S9

Transaction Type For Lease	Days On Market 1	Lease Amount 1450.00
Lease Frequency Monthly	Subdivision Edson	Year Built 1980
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 1620.00	Building Area (Sq. M.) 150.50	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. A 1607 sq.ft. unit is currently available and is well suited for retail, office, or professional service use. The space offers excellent flexibility and can be combined with an adjoining 1987 sq.ft. unit, creating a larger open space of approximately 3600 sq. ft., ideal for businesses requiring expanded floor area. Constructed in 1980, the building features pile and grade beam construction, concrete floors, steel frame construction, and a newly upgraded roof (2025). The property includes concrete walkways, asphalt paving, ample customer parking, and additional paved staff parking at the rear. Ideally located just half a block west of Edson's Main Street on 1st Avenue, the property provides excellent visibility, strong exposure, and convenient access.

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