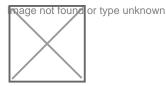


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5031 1 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Edson, Alberta Listing ID: 33338

MLS ID: A2275393

\$1,800



A KAREN SPENCER-MILLER

**(780)** 723-3100

■ CENTURY 21 TWIN REALTY

**3** 780-723-3100

5031 1 Avenue, Edson, Alberta T7E 1S9

**Transaction Type** 

For Lease

**Days On Market** 

**Lease Amount** 

1800.00

**Lease Frequency** 

Monthly

Subdivision

Edson

Year Built 1980

**Structure Type** 

Multi Unit

Property Type Commercial **Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

1987.00

Building Area (Sq. M.)

184.60

**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 1987 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 1607 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.