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## 5031 1 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Edson, Alberta



**Listing ID:**  
33338


**MLS ID:**  
A2275393

**\$1,800**



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 **CENTURY 21 TWIN REALTY**  
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 5031 1 Avenue , Edson , Alberta T7E 1S9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 1800.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Edson	<b>Year Built</b> 1980
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 1987.00	<b>Building Area (Sq. M.)</b> 184.60	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> 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.

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