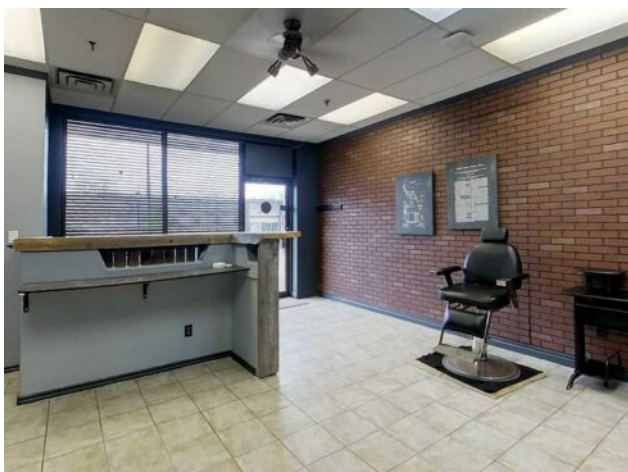


5027A 1 Avenue
Edson, Alberta

MLS # A2275387



\$650 per month

Division: Edson
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 375 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: NONE

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

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.