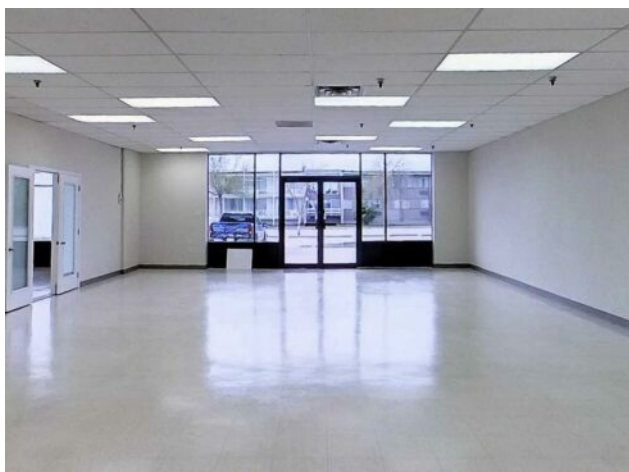


5029 1 Avenue  
Edson, Alberta

MLS # A2275391



## \$1,450 per month

Division:	Edson
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,620 sq.ft.
Zoning:	-

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 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.