

5023 3rd Avenue
Edson, Alberta

MLS # A2275638



\$7,250 per month

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	8,700 sq.ft.
Zoning:	-

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

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

Ideally located in the heart of Edson, this commercial building offers 8,700 sq. ft. of versatile space available for lease. The flexible layout accommodates a wide range of uses and can easily be divided into multiple office units or utilized as a single large operation. Situated on 12 titled lots, the property provides ample on-site staff and customer parking, excellent accessibility, and a loading/unloading dock for convenient stock replenishment. Zoned C-2 Service Commercial, this is a prime opportunity for a variety of business operations.