

4926 1 Avenue
Edson, Alberta

MLS # A2104427



\$6,912 per month

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	1st Avenue Building
Bus. Name:	-
Size:	7,367 sq.ft.
Zoning:	C-2

Heating:	Overhead Heater(s), Natural Gas, Other	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete	Parking:	-
Water:	-	Lot Size:	0.32 Acre
Sewer:	-	Lot Feat:	Back Lane, City Lot, Level, Low Maintenance Landscaping
Inclusions:	None		

7367 Sq Ft of Office Space available in this multi tenant two storey Office/Retail Building located in the downtown core of Edson with HIGHWAY EXPOSURE off of 2nd Avenue. Well maintained clean building with front and back entry, elevator, common area bathrooms for the 2nd level and storage. Plenty of parking at the back of this building with 17 covered powered parking spots and good customer parking along the front. \$11.26 per sq ft base rent plus CAC. The seller is offering a 50% discount off the first year with a minimum 5 year term.