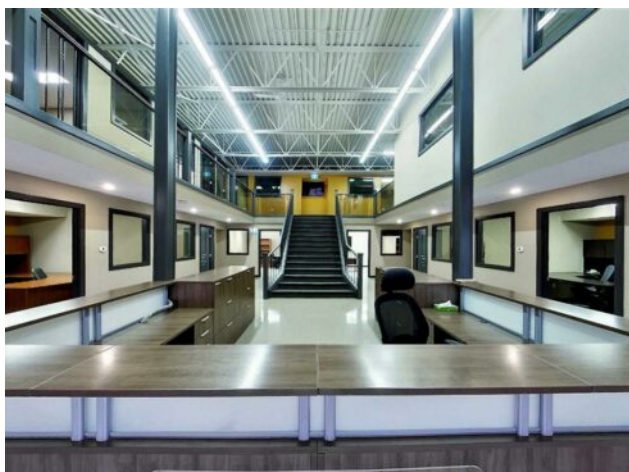


5016 4 Avenue  
Edson, Alberta

MLS # A2191576



## \$14 per sq.ft.

Division: Edson

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,350 sq.ft.

Zoning: C2

Heating: Overhead Heater(s), Floor Furnace, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Tar/Gravel

Utilities: -

Exterior: Concrete, Stucco, Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

PRIME HIGH TRAFFIC HIGHWAY 16 FRONTAGE!! 7350 sq ft of Office/Shop space available in this two-story Office/Retail Building located steps away from Edson's downtown core offering unparalleled visibility and accessibility. This turnkey building features a stunning front entry showcasing an open-designed floor plan with 18 offices facing onto the center reception area. Additional large private boardroom, training room with attached office, kitchen with 4 appliances, 3 Bathrooms and a 30 x 50 Commercial shop with 10 Ft overhead door at the rear of the building. There is plenty of paved parking available at the front and the West side of the building. This prime commercial space is zoned C-1 retail Commercial, perfect for a wide variety of retail commercial and office uses at higher densities than would normally be found or provided for in other commercial areas of Town. Perfect for businesses looking to capitalize on high traffic and visibility.