

\$6,913 - 4926 1 Avenue, Edson

MLS® #A2104427

\$6,913

0 Bedroom, 0.00 Bathroom,
Commercial on 0.32 Acres

NONE, Edson, Alberta

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.

Built in 1978

Essential Information

MLS® #	A2104427
Price	\$6,913
Bathrooms	0.00
Acres	0.32
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	4926 1 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County

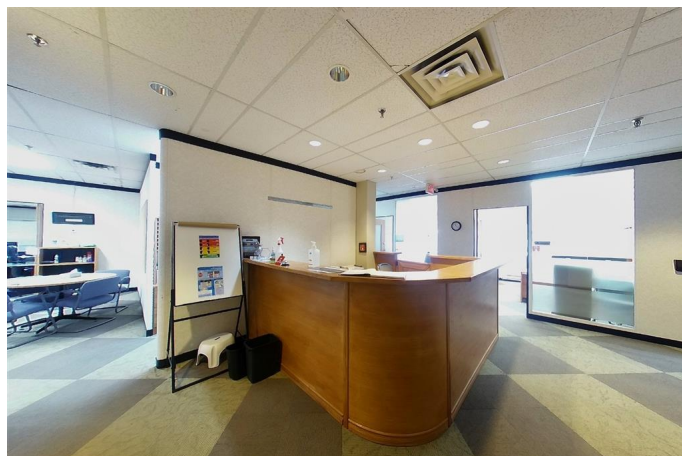


4926 1 Avenue, Edson, AB

Upstairs Total Exterior Area 10294.32 sq ft
Total Interior Area 9995.42 sq ft



0 10 20 ft
PREPARED: 2022/01/12
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Province Alberta
Postal Code T7E 1V5

Amenities

Parking Spaces 17

Interior

Heating Natural Gas, Other, Overhead Heater(s)

Exterior

Lot Description Back Lane, City Lot, Low Maintenance Landscape, Level, Paved, Private, Street Lighting

Construction Concrete

Additional Information

Date Listed January 29th, 2024

Days on Market 450

Zoning C-2

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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