

# \$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.

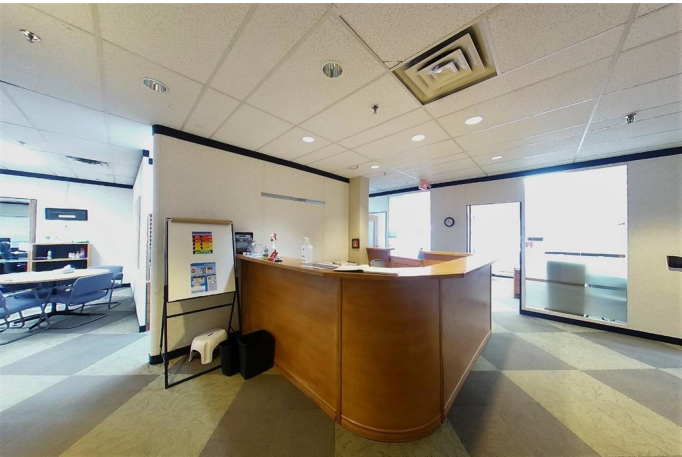
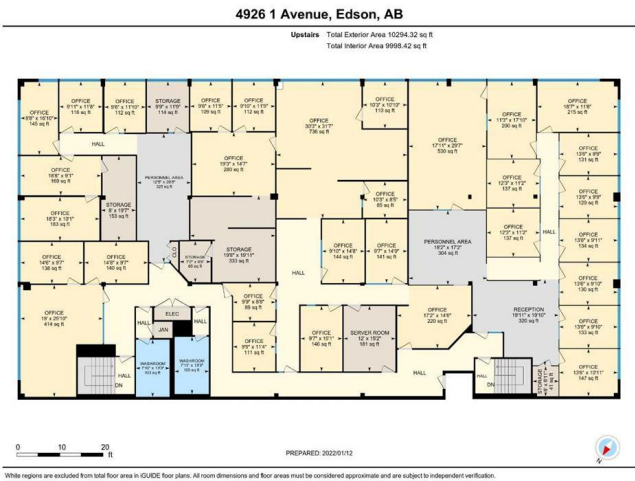
Built in 1978

## 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



Province	Alberta
Postal Code	T7E 1V5

### Amenities

Parking Spaces	17
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### Interior

Heating	Natural Gas, Other, Overhead Heater(s)
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### Exterior

Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Level, Paved, Private, Street Lighting
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Construction	Concrete
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### Additional Information

Date Listed	January 29th, 2024
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Days on Market	448
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Zoning	C-2
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### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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