



GRASSROOTS
REALTY GROUP

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5614 2 Avenue
Edson, Alberta

MLS # A2218973



\$2,700 per month

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 857 sq.ft.
Zoning: 13

Heating: Floor Furnace, Forced Air, Natural Gas
Floors: -
Roof: Asphalt Shingle
Exterior: -
Water: -
Sewer: -
Inclusions: Refrigerator, Stove, Washer, Dryer

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.32 Acre
Lot Feat: -

This C-3 Highway Commercial property offers prime exposure on Highway 16 with easy access and is within walking distance to Edson's business district. The building features a professional front entrance ideal for reception, office, or retail use. Two versatile rooms can function as grooming spaces, offices, or treatment rooms, plus there's a large storage area and a 4pc bathroom. The developed basement includes additional treatment rooms or surveillance space, a second bathroom, laundry with new washer & dryer, kitchenette with new fridge & stove, and extra storage. Recent upgrades include newer windows, 100-amp electrical panel, 2023 hot water tank, 30-amp RV plug (2022), and roof/fascia/eavestrough (2014). Yard includes hot/cold water access, over 60 yards of gravel added for stable parking, and a fabric Quonset for covered storage. Ample on-site parking makes this property ideal for a variety of business uses. Now available for lease—excellent opportunity for visibility and flexibility.