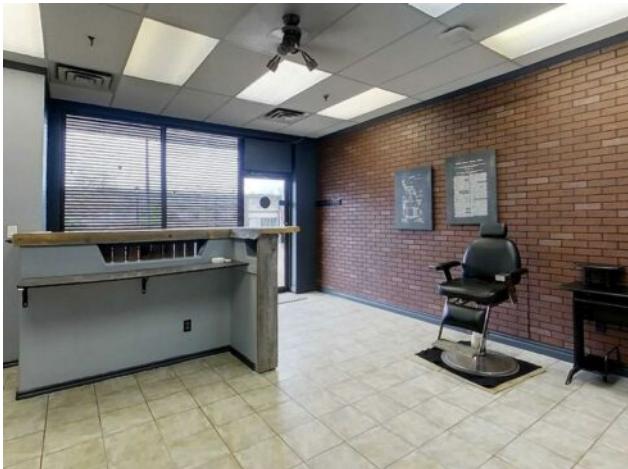




5027A 1 Avenue  
Edson, Alberta

MLS # A2275387



**\$650 per month**

**Division:** Edson

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 375 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NONE

Well-maintained multi-unit commercial building located in the heart of Edson's Central Business District. Current tenants include a gym, professional office, and furniture store, with three additional units available for lease. Built in 1980, the property features pile and grade beam construction, concrete floors, steel frame construction, and a newly upgraded roof (2025). The site offers concrete walkways, asphalt paving, ample on-site customer parking, and additional paved staff parking at the rear. Ideally positioned just half a block west of Edson's Main Street on 1st Avenue, providing excellent visibility, exposure, and accessibility. The available space was previously operated as a barber shop and includes an existing wash sink located in the common area, making it well suited for a barber or hair salon. This unit can also be easily adapted for a small office or other professional use.