



GRASSROOTS
REALTY GROUP

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5023 3rd Avenue
Edson, Alberta

MLS # A2275638



\$7,250 per month

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,700 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Ideally located in the heart of Edson, this commercial building offers 8,700 sq. ft. of versatile space available for lease. The flexible layout accommodates a wide range of uses and can easily be divided into multiple office units or utilized as a single large operation. Situated on 12 titled lots, the property provides ample on-site staff and customer parking, excellent accessibility, and a loading/unloading dock for convenient stock replenishment. Zoned C-2 Service Commercial, this is a prime opportunity for a variety of business operations.