



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4926 1 Avenue
Edson, Alberta

MLS # A2104427



\$6,912 per month

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: 1st Avenue Building

Bus. Name: -

Size: 7,367 sq.ft.

Zoning: C-2

Heating: Overhead Heater(s), Natural Gas, Other

Floors: -

Roof: -

Exterior: Concrete

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.32 Acre

Lot Feat: Back Lane, City Lot, Level, Low Maintenance Landscaping

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.