



GRASSROOTS
REALTY GROUP

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4926 1 Avenue
Edson, Alberta

MLS # A2137168



\$1,250,000

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: 1st Avenue Building

Bus. Name: -

Size: 14,000 sq.ft.

Zoning: CBD - Central Business Di

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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: 0.32 Acre

Sewer: -

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

Inclusions: none

INVESTORS! INVESTORS! 14,000 Square Foot Multi Tenant Two Story Office/Retail Building located in the downtown core in the Town of Edson on 3 Lots with HIGHWAY EXPOSURE off of busy 2nd Avenue. The building is 100% leased and currently set up for six tenants. Three large separate office spaces on the 2nd level and 3 office/retail spaces on the main level facing 1st Avenue. Great investment opportunity with existing long term tenants. Very 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. Too many features to list, a full information package is available! "FIRST AVENUE BUILDING"