



**GRASSROOTS**  
REALTY GROUP

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5016 4 Avenue  
Edson, Alberta

MLS # A2191576



**\$14 per sq.ft.**

Division:	Edson
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	7,350 sq.ft.
Zoning:	C2

Heating:	Overhead Heater(s), Floor Furnace, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Tar/Gravel	Utilities:	-
Exterior:	Concrete, Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	none		

PRIME HIGH TRAFFIC HIGHWAY 16 FRONTAGE!! 7350 sq ft of Office/Shop space available in this two-story Office/Retail Building located steps away from Edson's downtown core offering unparalleled visibility and accessibility. This turnkey building features a stunning front entry showcasing an open-designed floor plan with 18 offices facing onto the center reception area. Additional large private boardroom, training room with attached office, kitchen with 4 appliances, 3 Bathrooms and a 30 x 50 Commercial shop with 10 Ft overhead door at the rear of the building. There is plenty of paved parking available at the front and the West side of the building. This prime commercial space is zoned C-1 retail Commercial, perfect for a wide variety of retail commercial and office uses at higher densities than would normally be found or provided for in other commercial areas of Town. Perfect for businesses looking to capitalize on high traffic and visibility.