

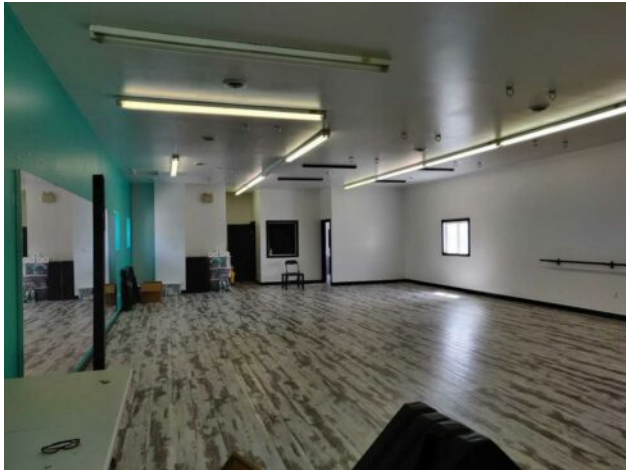


**GRASSROOTS**  
REALTY GROUP

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

2nd Floor, 419 50 Street  
Edson, Alberta

MLS # A2198806



**\$12 per sq.ft.**

Division:	Edson
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,932 sq.ft.
Zoning:	CBD

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Fibre
Exterior:	Concrete, Metal Siding	Parking:	-
Water:	-	Lot Size:	0.21 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	None		

This commercial property offers a unique leasing opportunity on the upper floor, featuring a mix of functional spaces ideal for various business uses. The second floor includes an office, a storage area, and a full bathroom, providing the convenience and amenities needed for day-to-day operations. Additionally, there is a large, open floor space that can be easily adapted to suit a range of needs, whether as additional office space, a yoga studio, or another creative use. The flexible layout and prime location in the downtown core make this upper floor a valuable option for businesses looking to establish themselves in a high-traffic area. With its strategic position just off Highway 16 and across from the main post office, this space offers excellent visibility and accessibility. Take advantage of this opportunity to lease a versatile space in a prime downtown location!