

# \$6,913 - 4926 1 Avenue, Edson

MLS® #A2104427

**\$6,913**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

NONE, Edson, Alberta

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.

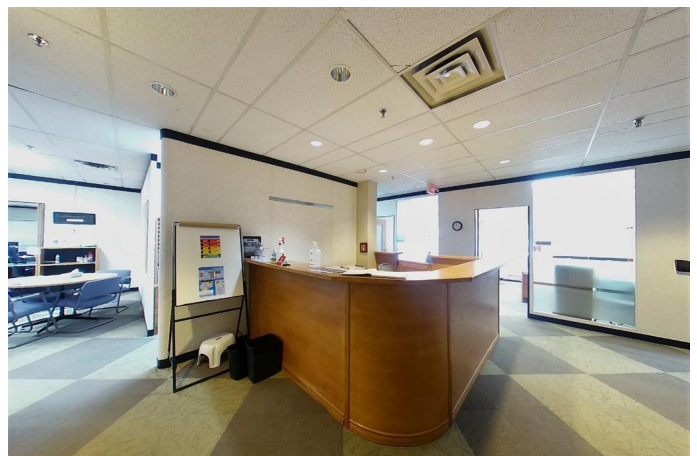
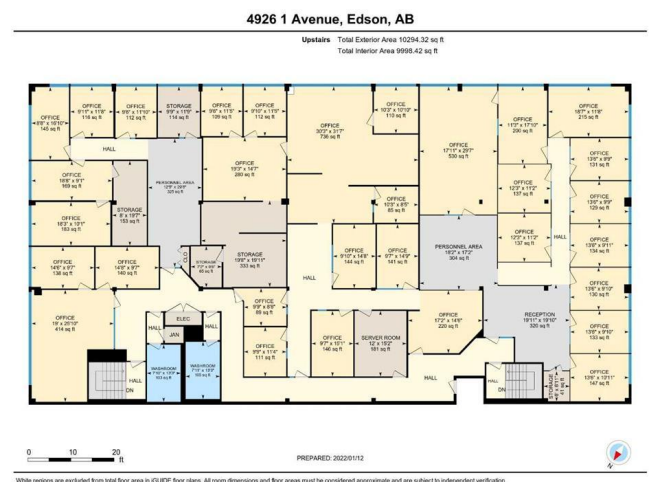
Built in 1978

## Essential Information

MLS® #	A2104427
Price	\$6,913
Bathrooms	0.00
Acres	0.32
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	4926 1 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County



Province	Alberta
Postal Code	T7E 1V5

**Amenities**

Parking Spaces	17
----------------	----

**Interior**

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

**Exterior**

Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Level, Street Lighting, Paved, Private
Construction	Concrete

**Additional Information**

Date Listed	January 29th, 2024
Days on Market	573
Zoning	C-2

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.