

**3, 4710 4 Avenue W
Edson, Alberta****MLS # A2242679****\$9,600 per month****Division:** NONE**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 120 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** none

Office space for lease in newer desirable Highway 16 frontage building. Front entry off highway 16 has ramp and parking out front, also parking in the back and entry from the side of the building. Shared kitchen and bathroom with 5 other offices. The other 5 offices are currently leased to Hearing Life, Brain Care, Lawyer, and Investment Group. This front office has a window and also plumbing in the wall for a sink if needed. Great Hwy 16 exposure. \$800.00 per month plus gst.