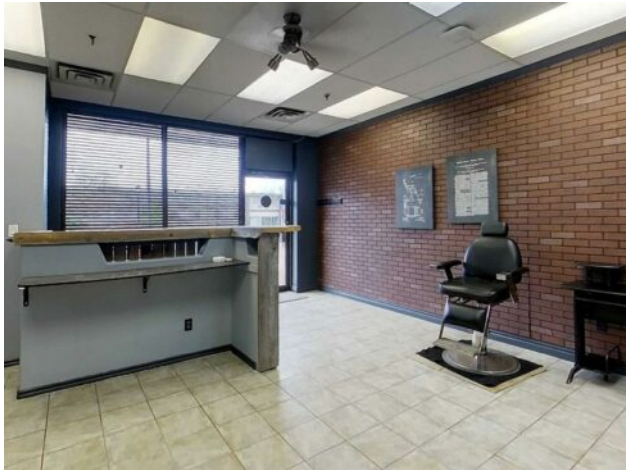


**5027A 1 Avenue
Edson, Alberta****MLS # A2275387****\$650 per month**

Division:	Edson
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	375 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	NONE		

Well-maintained multi-unit commercial building located in the heart of Edson's Central Business District. Current tenants include a gym, professional office, and furniture store, with three additional units available for lease. Built in 1980, the property features pile and grade beam construction, concrete floors, steel frame construction, and a newly upgraded roof (2025). The site offers concrete walkways, asphalt paving, ample on-site customer parking, and additional paved staff parking at the rear. Ideally positioned just half a block west of Edson's Main Street on 1st Avenue, providing excellent visibility, exposure, and accessibility. The available space was previously operated as a barber shop and includes an existing wash sink located in the common area, making it well suited for a barber or hair salon. This unit can also be easily adapted for a small office or other professional use.