

5023 3rd Avenue  
Edson, Alberta

MLS # A2275638



**\$7,250 per month**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,700 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

Ideally located in the heart of Edson, this commercial building offers 8,700 sq. ft. of versatile space available for lease. The flexible layout accommodates a wide range of uses and can easily be divided into multiple office units or utilized as a single large operation. Situated on 12 titled lots, the property provides ample on-site staff and customer parking, excellent accessibility, and a loading/unloading dock for convenient stock replenishment. Zoned C-2 Service Commercial, this is a prime opportunity for a variety of business operations.