

**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:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**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.