

**4926 1 Avenue
Edson, Alberta****MLS # A2137168****\$1,250,000**

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	1st Avenue Building
Bus. Name:	-
Size:	14,000 sq.ft.
Zoning:	CBD - Central Business Di

Heating:	Overhead Heater(s), Natural Gas, Other	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete	Parking:	-
Water:	-	Lot Size:	0.32 Acre
Sewer:	-	Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Level
Inclusions:	none		

INVESTORS! INVESTORS! 14,000 Square Foot Multi Tenant Two Story Office/Retail Building located in the downtown core in the Town of Edson on 3 Lots with HIGHWAY EXPOSURE off of busy 2nd Avenue. The building is 100% leased and currently set up for six tenants. Three large separate office spaces on the 2nd level and 3 office/retail spaces on the main level facing 1st Avenue. Great investment opportunity with existing long term tenants. Very 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. Too many features to list, a full information package is available! "FIRST AVENUE BUILDING"