

# \$14 - 5016 4 Avenue, Edson

MLS® #A2191576

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

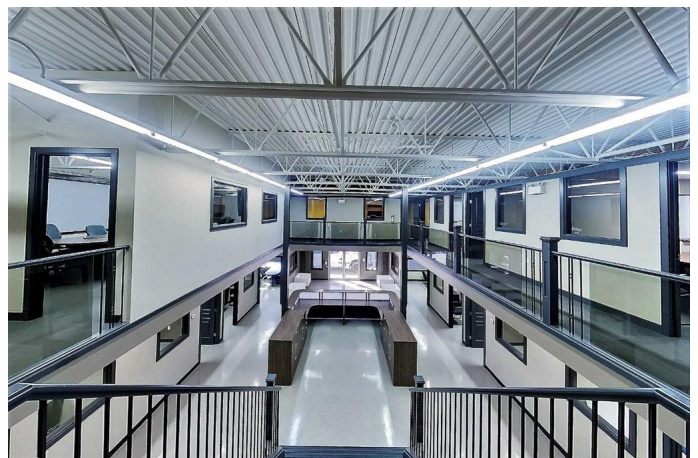
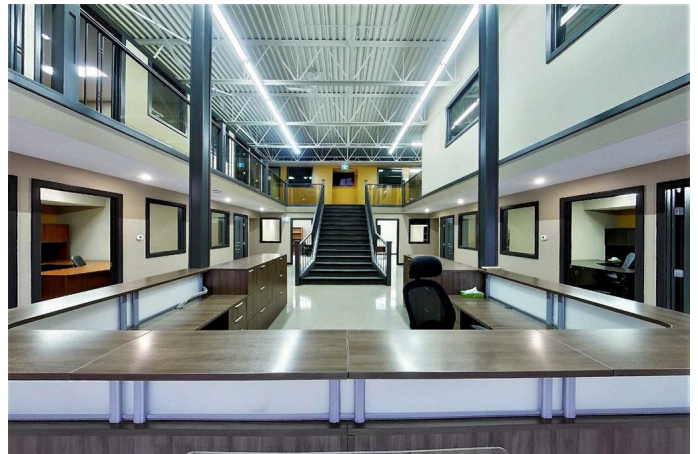
Edson, Edson, Alberta

PRIME HIGH TRAFFIC HIGHWAY 16 FRONTAGE!! 7350 sq ft of Office/Shop space available in this two-story Office/Retail Building located steps away from Edson's downtown core offering unparalleled visibility and accessibility. This turnkey building features a stunning front entry showcasing an open-designed floor plan with 18 offices facing onto the center reception area. Additional large private boardroom, training room with attached office, kitchen with 4 appliances, 3 Bathrooms and a 30 x 50 Commercial shop with 10 Ft overhead door at the rear of the building. There is plenty of paved parking available at the front and the West side of the building. This prime commercial space is zoned C-1 retail Commercial, perfect for a wide variety of retail commercial and office uses at higher densities than would normally be found or provided for in other commercial areas of Town. Perfect for businesses looking to capitalize on high traffic and visibility.

Built in 2019

## Essential Information

MLS® #	A2191576
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial



Sub-Type	Office
Status	Active

### Community Information

Address	5016 4 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1V6

### Interior

Heating	Floor Furnace, Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

### Exterior

Roof	Tar/Gravel
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 1st, 2025
Days on Market	80
Zoning	C2

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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