

# \$14 - 5016 4 Avenue, Edson

MLS® #A2191576

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

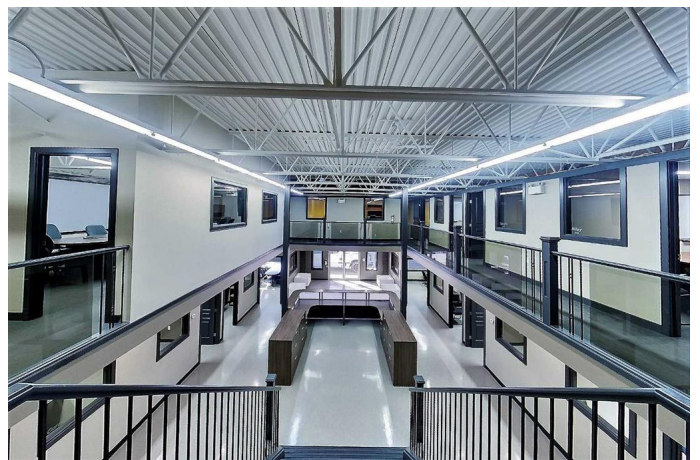
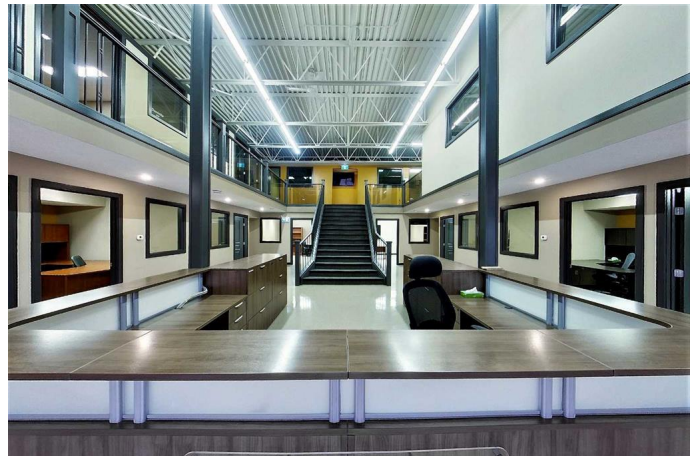
Edson, Edson, Alberta

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 83  
Zoning C2

### Listing Details

Listing Office CENTURY 21 TWIN REALTY

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