

# \$2,700 - 5614 2 Avenue, Edson

MLS® #A2218973

**\$2,700**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

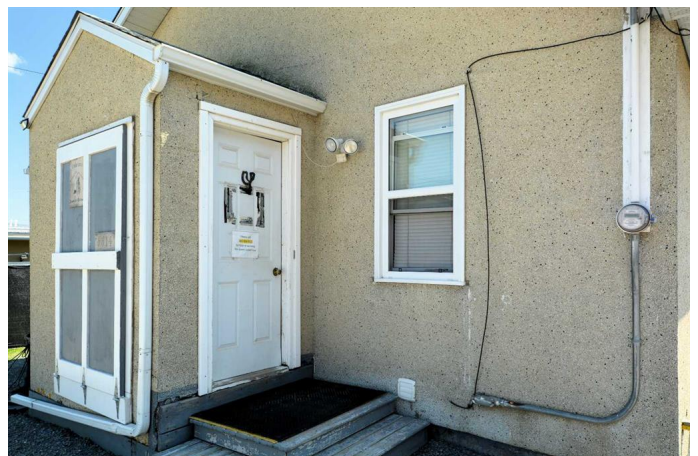
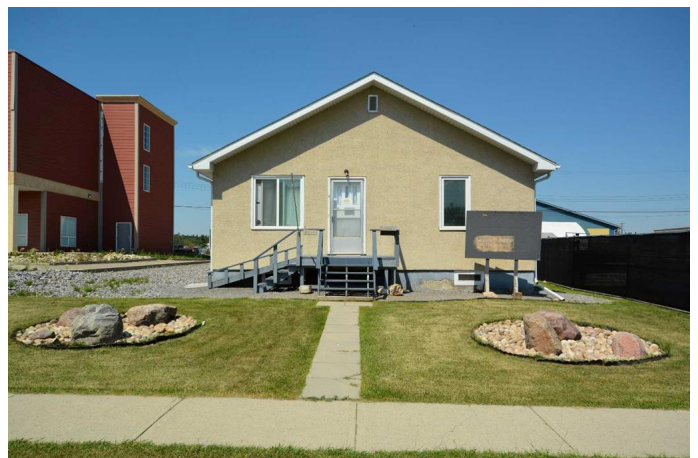
NONE, Edson, Alberta

This C-3 Highway Commercial property offers prime exposure on Highway 16 with easy access and is within walking distance to Edson's business district. The building features a professional front entrance ideal for reception, office, or retail use. Two versatile rooms can function as grooming spaces, offices, or treatment rooms, plus there's a large storage area and a 4pc bathroom. The developed basement includes additional treatment rooms or surveillance space, a second bathroom, laundry with new washer & dryer, kitchenette with new fridge & stove, and extra storage. Recent upgrades include newer windows, 100-amp electrical panel, 2023 hot water tank, 30-amp RV plug (2022), and roof/fascia/eavestrough (2014). Yard includes hot/cold water access, over 60 yards of gravel added for stable parking, and a fabric Quonset for covered storage. Ample on-site parking makes this property ideal for a variety of business uses. Now available for lease—excellent opportunity for visibility and flexibility.

Built in 1951

## Essential Information

MLS® #	A2218973
Price	\$2,700
Bathrooms	0.00
Acres	0.32



Year Built	1951
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5614 2 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1L8

### Interior

Heating	Floor Furnace, Forced Air, Natural Gas
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### Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	12
Zoning	13

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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