

\$2,700 - 5614 2 Avenue, Edson

MLS® #A2218973

\$2,700

0 Bedroom, 0.00 Bathroom,
Commercial on 0.32 Acres

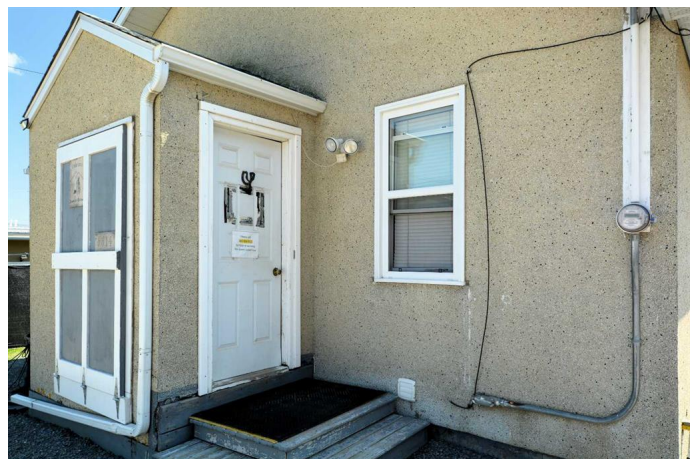
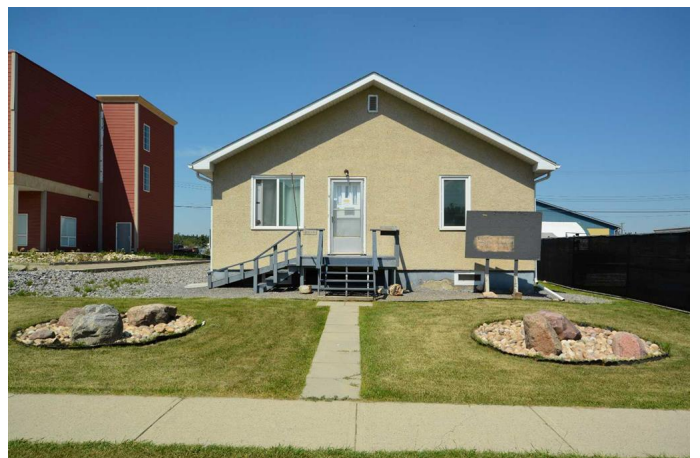
NONE, Edson, Alberta

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
---------	--

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	43
Zoning	13

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.