

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

MLS® #A2218973

**\$2,700**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

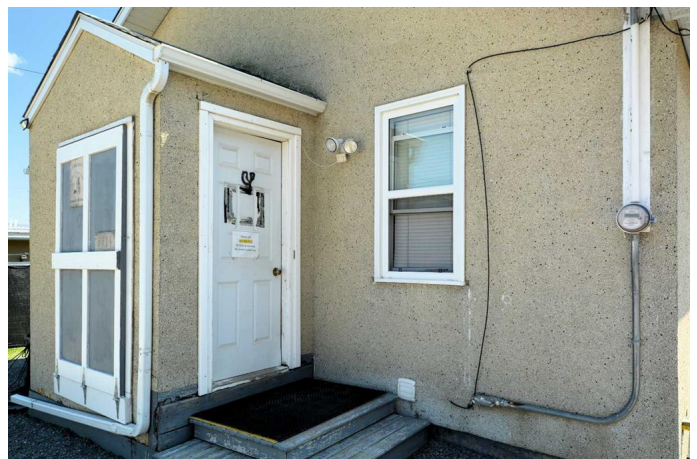
NONE, Edson, Alberta

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 | 129           |
| Zoning         | 13            |

### **Listing Details**

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

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