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7, 5601 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edson, Alberta



Listing ID:
27911


MLS ID:
A2113172

\$525,000



 **KAREN SPENCER-MILLER**
 (780) 723-3100

 CENTURY 21 TWIN REALTY
 780-723-3100

 7, 5601 4 Avenue , Edson , Alberta T7E1L6

Transaction Type For Sale	Title Fee Simple	Days On Market 419
Zoning C2	Subdivision NONE	Nearest Town Edson
Building Type Condo Complex	Year Built 2023	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2321644
Building Area (Sq. Ft.) 1280.00	Building Area (Sq. M.) 118.91	Construction Type Concrete
Roof Membrane	Foundation Poured Concrete,Slab	Inclusions None
Restrictions Condo/Strata Approval	Reports Annual Property Operating Data,Building Plans,Condo/Strata Bylaws,Floor Plans	

FOR SALE OR LEASE! Strategically situated along Edson's vibrant highway, Yellowhead Commons represents a unique opportunity to secure a premier commercial space in downtown Edson. Tailored for both investment and entrepreneurial ventures, each unit commands prominent visibility along the highway and boasts a distinct 'step' architectural style, distinguishing it from its counterparts. With its strategic proximity to major retail centers, transportation hubs, civic amenities, and hospitality accommodations, coupled with seamless access to over 40 parking spaces, Yellowhead Commons emerges as a sought-after destination offering both convenience and prestige. This individually titled condominium property is primed for either leasing or individual unit acquisition, catering to the diverse needs of potential tenants or buyers. Moreover, the availability of multiple adjacent units provides the flexibility to expand square footage as required. Embrace the opportunity to shape your business future with Yellowhead Commons – your gateway to an exceptional and strategically positioned commercial space awaits your vision!

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