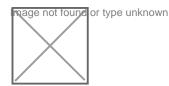


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7, 5601 4 AVENUE FOR SALE

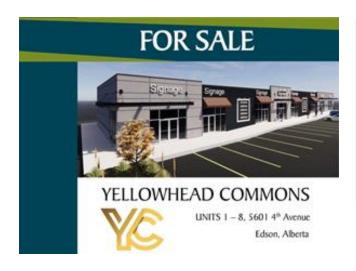
Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 27911

MLS ID: A2113172

\$525,000



- A KAREN SPENCER-MILLER
- **(780)** 723-3100
- □ CENTURY 21 TWIN REALTY
- **2** 780-723-3100
- 7, 5601 4 Avenue, Edson, Alberta T7E1L6

Transaction Type

For Sale

Title

Days On Market

419

Zoning

C2

Subdivision

Fee Simple

NONE

Nearest Town

Edson

Building Type

Condo Complex

Year Built

Structure Type

2023

Retail

118.91

Retail

Property Type

Commercial

Property Sub Type

Legal Plan 2321644

Building Area (Sq. Ft.)

1280.00

Membrane

Restrictions

Building Area (Sq. M.)

Construction Type

Concrete

Roof

Foundation

Poured Concrete, Slab

Inclusions

None

Reports

Condo/Strata Approval

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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