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## 7, 5601 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Edson, Alberta



**Listing ID:**  
31614


**MLS ID:**  
A2246230

**\$525,000**



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

 **CENTURY 21 TWIN REALTY**  
 780-723-3100

 7, 5601 4 Avenue , Edson , Alberta T7E1L6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 192
<b>Zoning</b> C2 - Service Commercial	<b>Subdivision</b> NONE	<b>Nearest Town</b> Edson
<b>Building Type</b> Condo Complex	<b>Year Built</b> 2023	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2321644
<b>Building Area (Sq. Ft.)</b> 1280.00	<b>Building Area (Sq. M.)</b> 118.91	<b>Lot Size (Sq. Ft.)</b> 4532
<b>Lot Size (Acres)</b> 0.10	<b>Construction Type</b> Concrete	<b>Roof</b> Membrane
<b>Foundation</b> Poured Concrete,Slab	<b>Heating</b> Natural Gas	<b>Inclusions</b> None
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> Aerial Photos,Condo/Strata Bylaws	

FOR SALE – LAST UNIT REMAINING! Ready to launch your business in a thriving, high-visibility location? This is your chance! Welcome to Yellowhead Commons, a Commercial Development in the heart of Edson. This is the last opportunity to own a premium commercial unit in a high-traffic location with outstanding Highway 16 exposure and easy access for customers and staff alike. This individually titled commercial condo is ideal for business owners looking to plant roots in a vibrant, growing area. The space features modern architecture, excellent frontage, and is surrounded by established retailers, civic amenities, and major transportation links — making it a prime spot for retail, office, medical, or professional services. With over 40 shared parking stalls, flexible layout options, and standout curb appeal, this unit is move-in ready for your vision. Own your space. Build your brand. Grow your business. Don't miss out on this last available unit in Yellowhead Commons — where visibility, convenience, and opportunity come together.

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