

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:**  
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> 126
<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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.