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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

Transaction Type For Sale	Title Fee Simple	Days On Market 256
Zoning C2 - Service Commercial	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	Lot Size (Sq. Ft.) 4532
Lot Size (Acres) 0.10	Construction Type Concrete	Roof Membrane
Foundation Poured Concrete,Slab	Heating Natural Gas	Inclusions None
Restrictions Condo/Strata Approval	Reports 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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