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

 7, 5601 4 Avenue , Edson , Alberta T7E1L6

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