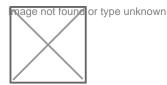


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7, 5601 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Edson, Alberta Listing ID: 31614

MLS ID: A2246230

\$525,000



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

Zoning

C2 - Service Commercial

Subdivision

Fee Simple

Edson

Building Type

Condo Complex

2023

Retail

Year Built

NONE

Structure Type

Nearest Town

Retail

Property Type

Commercial

Property Sub Type

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

None

Membrane

Foundation

Poured Concrete, Slab

Heating

Reports

Natural Gas

Inclusions

Restrictions

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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