



**7, 5601 4 Avenue
Edson, Alberta**

MLS # A2246230

\$525,000



Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Yellowhead Commons Condominium Association

Bus. Name: -

Size: 1,280 sq.ft.

Zoning: C2 - Service Commercial

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water

Exterior: Concrete

Parking: -

Water: Public

Lot Size: 0.10 Acre

Sewer: Public Sewer

Lot Feat: -

Inclusions: None

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.