



GRASSROOTS
REALTY GROUP

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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.