



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.