

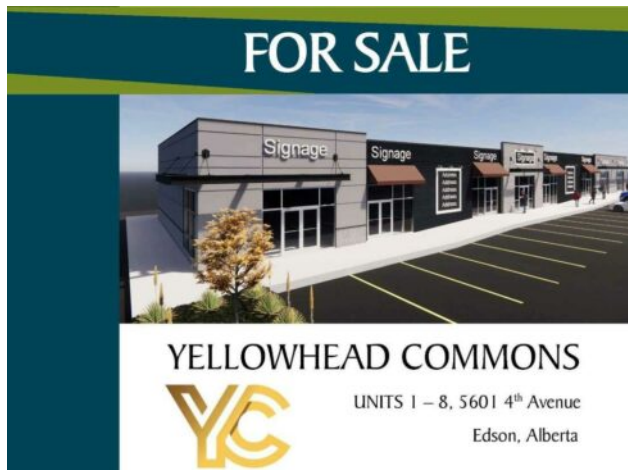


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

7, 5601 4 Avenue  
Edson, Alberta

MLS # A2113172



**\$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

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	None		

FOR SALE OR LEASE! Strategically situated along Edson's vibrant highway, Yellowhead Commons represents a unique opportunity to secure a premier commercial space in downtown Edson. Tailored for both investment and entrepreneurial ventures, each unit commands prominent visibility along the highway and boasts a distinct 'step' architectural style, distinguishing it from its counterparts. With its strategic proximity to major retail centers, transportation hubs, civic amenities, and hospitality accommodations, coupled with seamless access to over 40 parking spaces, Yellowhead Commons emerges as a sought-after destination offering both convenience and prestige. This individually titled condominium property is primed for either leasing or individual unit acquisition, catering to the diverse needs of potential tenants or buyers. Moreover, the availability of multiple adjacent units provides the flexibility to expand square footage as required. Embrace the opportunity to shape your business future with Yellowhead Commons &ndash; your gateway to an exceptional and strategically positioned commercial space awaits your vision!