

7, 5601 4 Avenue  
Edson, Alberta

MLS # A2246230



**\$525,000**

<b>Division:</b>	NONE
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Yellowhead Commons Condominium Association
<b>Bus. Name:</b>	-
<b>Size:</b>	1,280 sq.ft.
<b>Zoning:</b>	C2 - Service Commercial

<b>Heating:</b>	Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Membrane	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.10 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	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.