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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: Addl. Cost: Natural Gas Floors: **Based on Year:** Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water Roof: **Utilities:** Membrane **Exterior:** Parking: Concrete 0.10 Acre Water: Lot Size: Public Sewer: Lot Feat: **Public Sewer 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.