\$525,000 - 7, 5601 4 Avenue, Edson

MLS® #A2246230

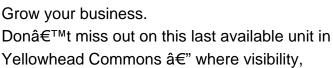
\$525,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.10 Acres

NONE, Edson, Alberta

FOR SALE â€" 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 â€" 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.

Yellowhead Commons â€" where visibility, convenience, and opportunity come together.



Built in 2023

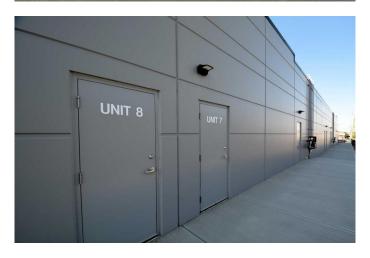
Essential Information

MLS®# A2246230 Price \$525,000

0.00 Bathrooms







Acres 0.10 Year Built 2023

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 7, 5601 4 Avenue

Subdivision NONE City Edson

County Yellowhead County

Province Alberta
Postal Code T7E1L6

Amenities

Utilities Cable Available, Electricity Available, Fiber Optics Available, Natural

Gas Available, Sewer Available, Water Available

Interior

Heating Natural Gas

Exterior

Exterior Features Lighting
Roof Membrane
Construction Concrete

Foundation Poured Concrete, Slab

Additional Information

Date Listed August 5th, 2025

Days on Market 1

Zoning C2 - Service Commercial

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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