

\$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 – 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.

Built in 2023

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2246230 |
| Price | \$525,000 |
| Bathrooms | 0.00 |



| | |
|------------|------------|
| 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, Natural Gas Available, Sewer Available, Water Available, Fiber Optics 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 | 78 |
| Zoning | C2 - Service Commercial |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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