# \$30 - 7, 5601 4 Avenue, Edson

MLS® #A2187967

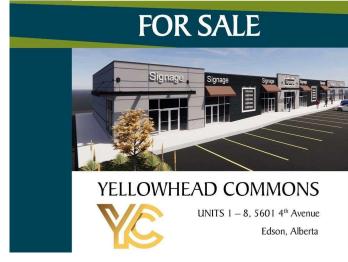
#### \$30

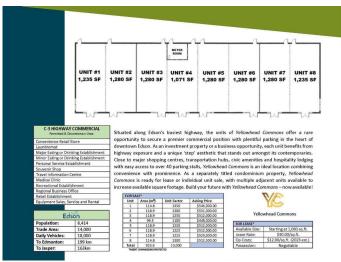
0 Bedroom, 0.00 Bathroom, Commercial on 0.09 Acres

NONE, Edson, Alberta

# FOR LEASE OR SALE â€" LIMITED AVAILABILITY!

Introducing Yellowhead Commons, a brand-new commercial development strategically located in the heart of Edson with prime Highway 16 exposure and easy access. This exceptional property offers a unique opportunity to secure a premier commercial space in downtown Edson, ideally suited for both investors and entrepreneurs alike. Each unit features high visibility along the highway, complemented by a distinctive 'step' architectural design that sets it apart from other properties. Yellowhead Commons benefits from its close proximity to key retail centers, transportation hubs, civic amenities, and hospitality options, making it a highly desirable location. With over 40 parking spaces available, convenience is assured for both customers and staff. This individually titled condominium property is available for lease or purchase, offering flexibility to meet the needs of various tenants or buyers. Seize the opportunity to shape your business's future at Yellowhead Commons â€" a premier, strategically positioned commercial space that's ready to bring your vision to life!







Built in 2023

#### **Essential Information**

MLS® # A2187967

Price \$30

Bathrooms 0.00 Acres 0.09 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, Fiber

Optics Available, Sewer Available, Water Available

#### Interior

Heating Forced Air, Natural Gas

Cooling Central Air

### **Exterior**

Exterior Features Lighting

Roof Membrane

Construction Concrete

Foundation Poured Concrete, Slab

#### **Additional Information**

Date Listed January 13th, 2025

Days on Market 122

Zoning C2 - Service Commercial

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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