\$30 - 7, 5601 4 Avenue, Edson

MLS® #A2187967

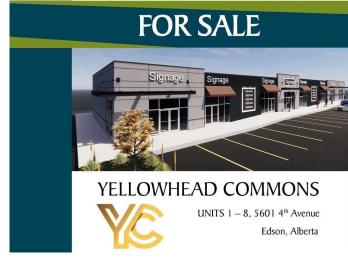
\$30

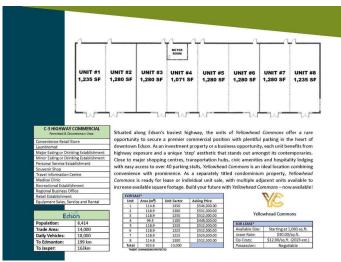
0 Bedroom, 0.00 Bathroom, Commercial on 0.09 Acres

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 98

Zoning C2 - Service Commercial

Listing Details

Listing Office CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.