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

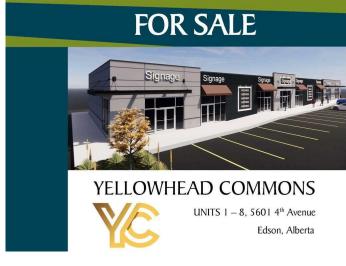
MLS® #A2113172

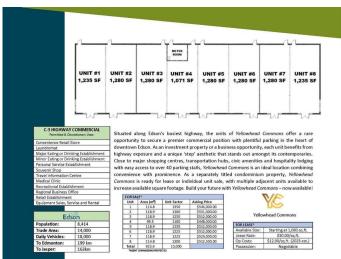
## \$525,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Edson, Alberta

FOR SALE OR LEASE! Strategically situated along Edson's vibrant highway, Yellowhead Commons represents a unique opportunity to secure a premier commercial space in downtown Edson. Tailored for both investment and entrepreneurial ventures, each unit commands prominent visibility along the highway and boasts a distinct 'step' architectural style, distinguishing it from its counterparts. With its strategic proximity to major retail centers, transportation hubs, civic amenities, and hospitality accommodations, coupled with seamless access to over 40 parking spaces, Yellowhead Commons emerges as a sought-after destination offering both convenience and prestige. This individually titled condominium property is primed for either leasing or individual unit acquisition, catering to the diverse needs of potential tenants or buyers. Moreover, the availability of multiple adjacent units provides the flexibility to expand square footage as required. Embrace the opportunity to shape your business future with Yellowhead Commons â€" your gateway to an exceptional and strategically positioned commercial space awaits your vision!







Built in 2023

#### **Essential Information**

MLS® # A2113172 Price \$525,000 Bathrooms 0.00 Acres 0.00 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

### **Exterior**

Exterior Features Lighting
Roof Membrane
Construction Concrete

Foundation Poured Concrete, Slab

#### **Additional Information**

Date Listed March 5th, 2024

Days on Market 372 Zoning C2

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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