

\$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
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Interior

Heating	Natural Gas
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Exterior

Exterior Features	Lighting
Roof	Membrane
Construction	Concrete
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	August 5th, 2025
Days on Market	105
Zoning	C2 - Service Commercial

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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