

# \$2,133 - 5, 5601 4 Avenue, Edson

MLS® #A2148101

**\$2,133**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

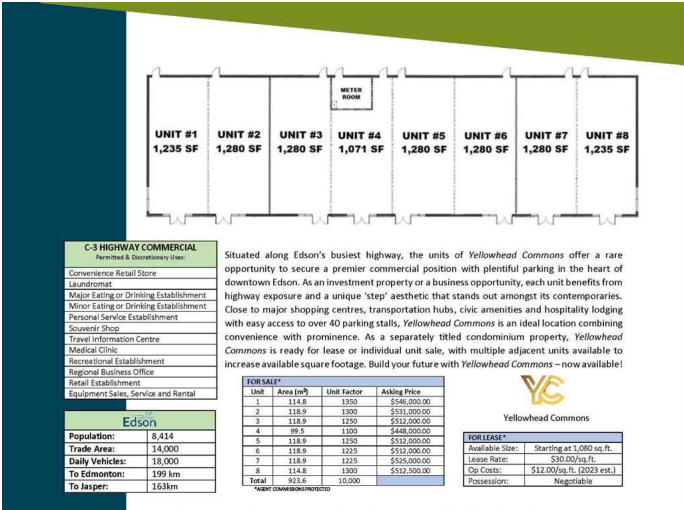
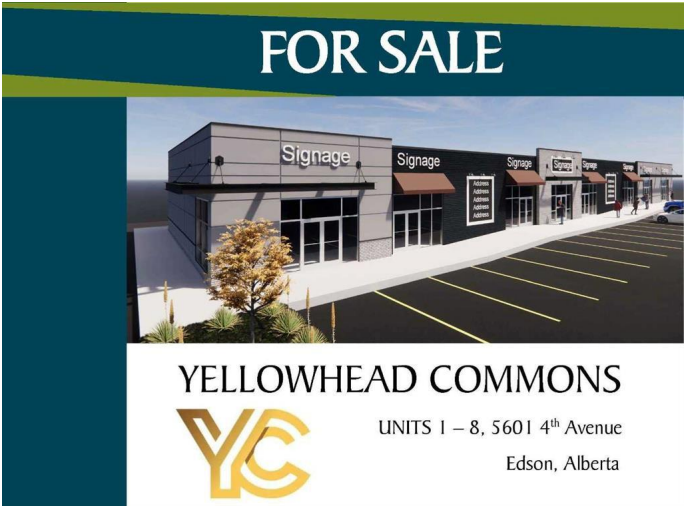
NONE, Edson, Alberta

FOR LEASE OR SALE! 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 – your gateway to an exceptional and strategically positioned commercial space awaits your vision!

Built in 2023

## Essential Information

MLS® #                   A2148101  
Price                     \$2,133



Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	5, 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
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### 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	July 10th, 2024
Days on Market	293
Zoning	C3

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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