

\$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
-----------	---

Interior

Heating	Natural Gas
---------	-------------

Exterior

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

Additional Information

Date Listed	August 5th, 2025
Days on Market	92
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.