

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

MLS® #A2148101

**\$2,133**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

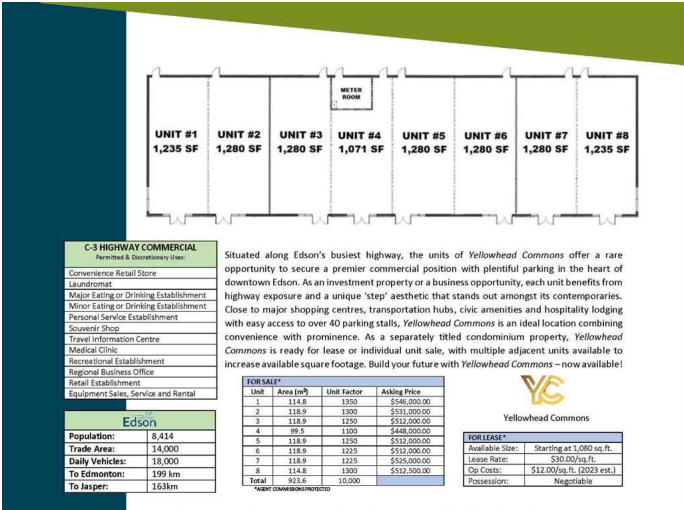
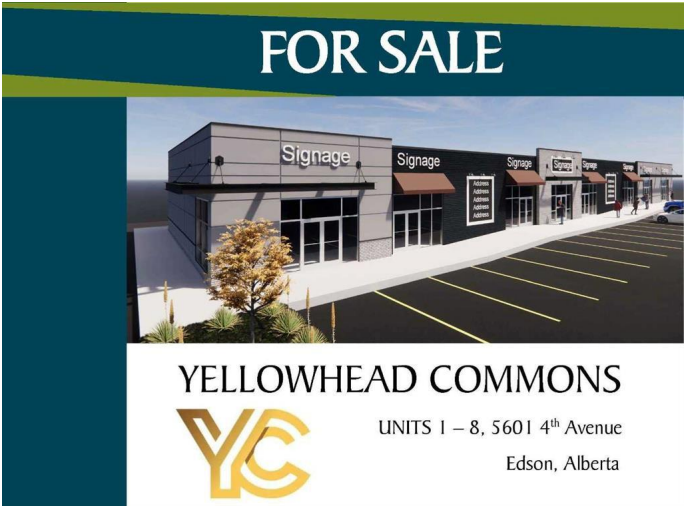
NONE, Edson, Alberta

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 |
|-----------|---|

### 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 | 282             |
| Zoning         | C3              |

### 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.