

# \$30 - 7, 5601 4 Avenue, Edson

MLS® #A2187967

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

NONE, Edson, Alberta

**FOR LEASE OR SALE â€“ LIMITED AVAILABILITY!**

Introducing Yellowhead Commons, a brand-new commercial development strategically located in the heart of Edson with prime Highway 16 exposure and easy access. This exceptional property offers a unique opportunity to secure a premier commercial space in downtown Edson, ideally suited for both investors and entrepreneurs alike. Each unit features high visibility along the highway, complemented by a distinctive 'step' architectural design that sets it apart from other properties. Yellowhead Commons benefits from its close proximity to key retail centers, transportation hubs, civic amenities, and hospitality options, making it a highly desirable location. With over 40 parking spaces available, convenience is assured for both customers and staff. This individually titled condominium property is available for lease or purchase, offering flexibility to meet the needs of various tenants or buyers. Seize the opportunity to shape your businessâ€™s future at Yellowhead Commons â€“ a premier, strategically positioned commercial space thatâ€™s ready to bring your vision to life!

Built in 2023

## Essential Information

MLS® #                   A2187967  
Price                     \$30



**C-3 HIGHWAY COMMERCIAL**  
Permitted & Discretionary Uses:

- Convenience Retail Store
- Laundromat
- Major Eating or Drinking Establishment
- Minor Eating or Drinking Establishment
- Personal Service Establishment
- Souvenir Shop
- Travel Information Centre
- Medical Clinic
- Recreational Establishment
- Regional Business Office
- Retail Establishment
- Equipment Sales, Service and Rental

**Edson**

|                 |        |
|-----------------|--------|
| Population:     | 8,414  |
| Trade Area:     | 14,000 |
| Daily Vehicles: | 18,000 |
| To Edmonton:    | 199 km |
| To Jasper:      | 163 km |

Situated along Edson's busiest highway, the units of Yellowhead Commons offer a rare opportunity to secure a premier commercial position with plentiful parking in the heart of downtown Edson. As an investment property or a business opportunity, each unit benefits from highway exposure and a unique 'step' aesthetic that stands out amongst its contemporaries. Close to major shopping centres, transportation hubs, civic amenities and hospitality lodging with easy access to over 40 parking stalls, Yellowhead Commons is an ideal location combining convenience with prominence. As a separately titled condominium property, Yellowhead Commons is ready for lease or individual unit sale, with multiple adjacent units available to increase available square footage. Build your future with Yellowhead Commons - now available!

| Unit  | Area (sq ft) | Unit Factor | Asking Price |
|-------|--------------|-------------|--------------|
| 1     | 114.8        | 1350        | \$546,000.00 |
| 2     | 118.9        | 1300        | \$531,000.00 |
| 3     | 118.9        | 1350        | \$532,000.00 |
| 4     | 99.9         | 1100        | \$448,000.00 |
| 5     | 118.9        | 1350        | \$532,000.00 |
| 6     | 118.9        | 1215        | \$532,000.00 |
| 7     | 118.9        | 1215        | \$532,000.00 |
| 8     | 114.8        | 1300        | \$512,500.00 |
| Total | 923.8        | 10,000      |              |

**FOR LEASE:**  
Available Size: Starting at 1,000 sq. ft.  
Lease Rate: \$30.00/sq. ft.  
Op. Costs: \$12.00/sq. ft. (2023 est.)  
Possession: Negotiable



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.09       |
| 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, Fiber Optics 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    | January 13th, 2025      |
| Days on Market | 79                      |
| Zoning         | C2 - Service Commercial |

### **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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