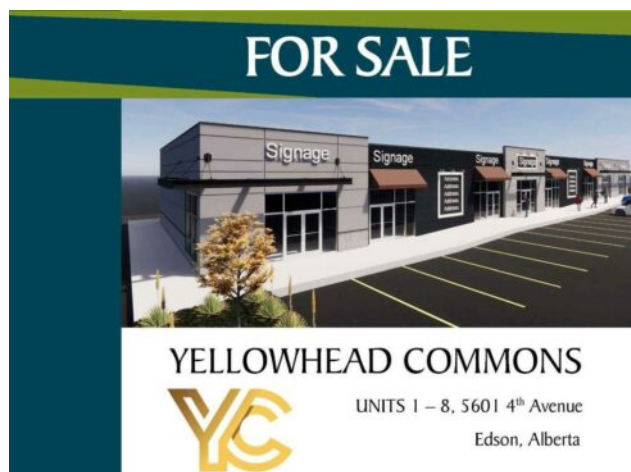


7, 5601 4 Avenue  
Edson, Alberta

MLS # A2187967



## \$30 per sq.ft.

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Yellowhead Commons Condominium Association
Bus. Name:	-
Size:	1,280 sq.ft.
Zoning:	C2 - Service Commercial
Addl. Cost:	-
Based on Year:	-
Utilities:	Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water
Parking:	-
Lot Size:	0.09 Acre
Lot Feat:	-

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Membrane

**Exterior:** Concrete

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** None

**FOR LEASE OR SALE – 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 business's future at Yellowhead Commons – a premier, strategically positioned commercial space that's ready to bring your vision to life!