

# \$525,000 - 7, 5601 4 Avenue, Edson

MLS® #A2113172

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

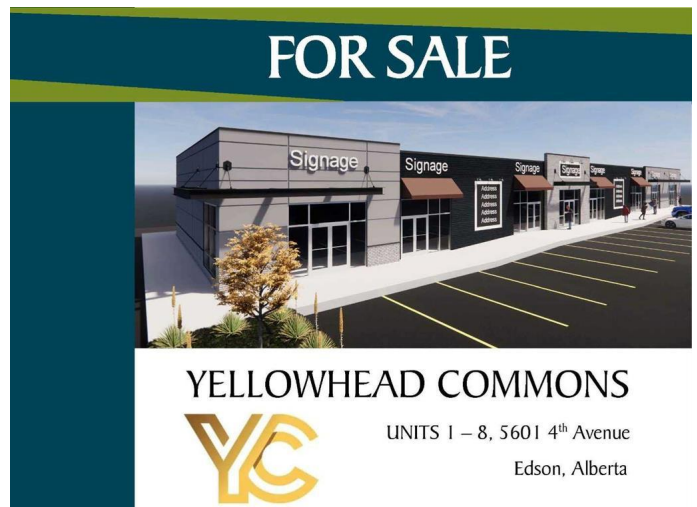
NONE, Edson, Alberta

FOR SALE OR LEASE! 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® #                   A2113172  
Price                     \$525,000



UNIT #1 1,235 SF    UNIT #2 1,280 SF    UNIT #3 1,280 SF    UNIT #4 1,071 SF    UNIT #5 1,280 SF    UNIT #6 1,280 SF    UNIT #7 1,280 SF    UNIT #8 1,235 SF

**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	\$512,000.00
7	118.9	1215	\$512,000.00
8	114.8	1300	\$512,500.00
Total	923.6	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	0.00
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, Fiber Optics Available, Natural Gas Available, Sewer Available, Water Available

### Exterior

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

### Additional Information

Date Listed	March 5th, 2024
Days on Market	413
Zoning	C2

### Listing Details

Listing Office CENTURY 21 TWIN REALTY

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