

# \$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 – 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!

Built in 2023


## Essential Information

MLS® #                   A2187967  
Price                     \$30

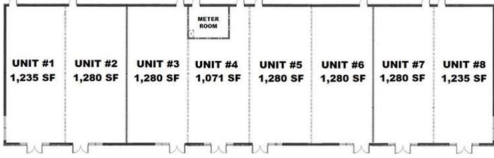
# FOR SALE



## YELLOWHEAD COMMONS



UNITS 1 – 8, 5601 4<sup>th</sup> Avenue  
Edson, Alberta



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

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


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

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	1390	\$531,000.00
3	118.9	1350	\$532,000.00
4	95.9	1190	\$448,000.00
5	118.9	1350	\$532,000.00
6	118.9	1325	\$532,000.00
7	118.9	1325	\$532,000.00
8	114.8	1390	\$512,500.00
Total	922.8	10,000	

\*Based on comparable properties

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
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### 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	119
Zoning	C2 - Service Commercial

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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