



GRASSROOTS
REALTY GROUP

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7, 5601 4 Avenue
Edson, Alberta

MLS # A2345659



\$475,000

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Yellowhead Commons Condominium Association
Bus. Name:	-
Size:	1,280 sq.ft.
Zoning:	C2

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	0.09 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	None		

Yellowhead Commons offers a great opportunity to own commercial property in a highly visible location along Highway 16 in the Town of Edson. These individually titled commercial units are located along one of Edson's main commercial corridors, with excellent highway exposure and easy access to more than 40 parking spaces. The property is close to major shopping, transportation, civic services, and hotels. Whether you are looking to own a location for your own business or add commercial property to your investment portfolio, Yellowhead Commons offers flexibility and a strong location. Multiple units are available, including adjacent units that can be purchased together to create a larger commercial space as your needs grow. Take advantage of the opportunity to own a commercial property in a well-located and highly visible area of Edson.