

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7, 5601 4 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Edson, Alberta



Listing ID:
27331


MLS ID:
A2187967

\$30



 **KAREN SPENCER-MILLER**
 (780) 723-3100

 CENTURY 21 TWIN REALTY
 780-723-3100

 7, 5601 4 Avenue , Edson , Alberta T7E1L6

Transaction Type For Lease	Title Fee Simple	Days On Market 166
Lease Amount 30.00	Lease Frequency Monthly	Zoning C2 - Service Commercial
Subdivision NONE	Building Type Condo Complex	Year Built 2023
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2321644	Building Area (Sq. Ft.) 1280.00	Building Area (Sq. M.) 118.91
Lot Size (Sq. Ft.) 4112	Lot Size (Acres) 0.09	Construction Type Concrete
Roof Membrane	Foundation Poured Concrete,Slab	Cooling Central Air
Heating Forced Air,Natural Gas	Access to Property Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route	Inclusions None
Restrictions Condo/Strata Approval	Reports Aerial Photos,Annual Property Operating Data,Condo/Strata Bylaws	

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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.