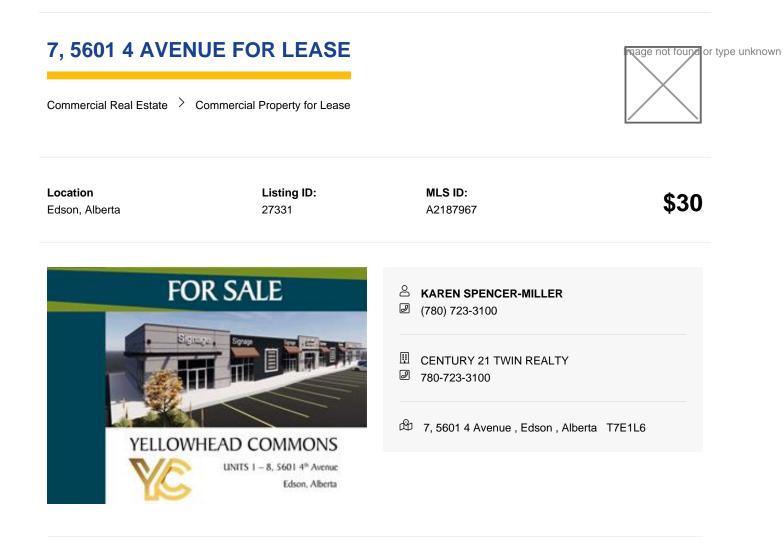


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Transaction Type For Lease

Lease Amount 30.00

Subdivision NONE

Structure Type Retail

Legal Plan 2321644

Lot Size (Sq. Ft.) 4112

Roof Membrane

Heating Forced Air,Natural Gas

Restrictions Condo/Strata Approval Title Fee Simple

Lease Frequency Monthly

Building Type Condo Complex

Property Type Commercial

Building Area (Sq. Ft.) 1280.00

Lot Size (Acres) 0.09

Foundation Poured Concrete,Slab

Access to Property Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route

Reports

Aerial Photos, Annual Property Operating Data, Condo/Strata Bylaws Days On Market

Zoning C2 - Service Commercial

Year Built 2023

Property Sub Type Retail

Building Area (Sq. M.) 118.91

Construction Type Concrete

Cooling Central Air

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!

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